



Poppyfields, West Lynn, King's Lynn, PE34 3LN



welcome to

Poppyfields, West Lynn, King's Lynn

William H Brown are delighted to offer to market this well presented mid terrace three bedroom home, located in a popular location close to local amenities. Complete with off road parking and an enclosed rear garden, viewing is highly recommended!



Entrance Hall

Kitchen

Wall and Base Units, Sink and Mixer tap, Space for Freestanding Fridge/Freezer, Space for Washing Machine/Tumble Dryer/Dishwasher, Integrated Oven with Gas Hob, Double Glazed Window to Front

Lounge

Double Glazed Patio Doors to Rear, Radiator

Cloakroom

WC, Hand Wash Basin, Radiator

Bedroom One

Double Glazed Window to Front, Radiator

En Suite

Shower, WC, Hand Wash Basin

Bedroom Two

Double Glazed Window to Rear, Radiator

Bedroom Three

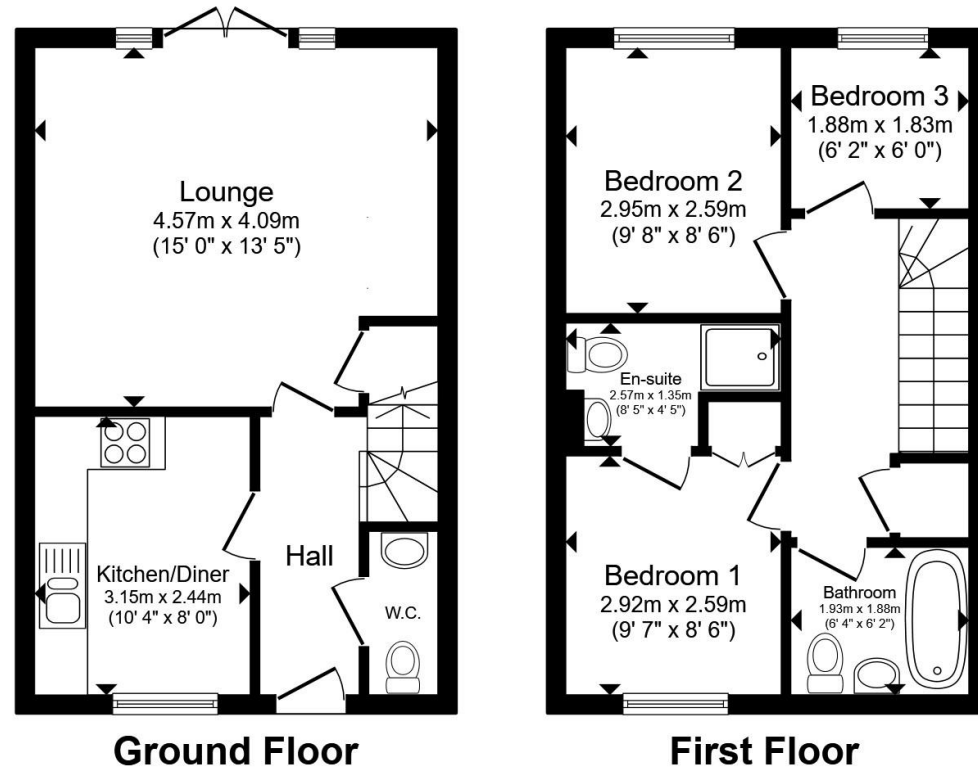
Double Glazed Window to Rear, Radiator

Bathroom

Bath, WC, Hand Wash Basin

Outside

Enclosed Rear Garden with patio area, storage shed and remainder laid to lawn with an access path through to side access,. To the front is two allocated parking spaces.



Total floor area 66.6 m² (717 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Poppyfields, West Lynn, King's Lynn

- Well Presented Mid Terrace
- Three Bedrooms
- En Suite to Master, Family Bathroom & Cloakroom
- Enclosed Rear Garden
- Off Road Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119613



Property Ref:
KLN119613 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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