



Pandora, KING'S LYNN, PE30 4RW

welcome to

Pandora, KING'S LYNN

Ideal first time buy or investment opportunity with this well presented three bedroom house located close to the Queen Elizabeth Hospital and local amenities. Viewing highly recommended.



Double Glazed Entrance Door To

Entrance Hall

Meter cupboard, understair cupboard, radiator, pantry cupboard, stairs to first floor

Cloakroom

Low level WC, wash hand basin, part tiled walls, wood effect laminate floor

Lounge/ Diner

20' 3" x 10' 10" (6.17m x 3.30m)

Wood effect laminate floor, two double glazed window, two radiators

Kitchen

10' 2" x 8' 10" (3.10m x 2.69m)

Range of base and wall units, roll edge worktop, inset circular sink with mixer tap over, built-in oven, 5 ring gas hob, extractor over, double glazed window, space for fridge freezer, dishwasher and washing machine, door to rear lobby with double glazed door to rear

First Floor Landing

Bedroom One

11' 11" x 9' 10" (3.63m x 3.00m)

Double glazed window, radiator, built-in cupboard, wood effect laminate floor

Bedroom Two

9' 3" x 8' 1" (2.82m x 2.46m)

Double glazed window, radiator, built-in cupboard, storage cupboard

Bedroom Three

8' 11" x 8' 10" (2.72m x 2.69m)

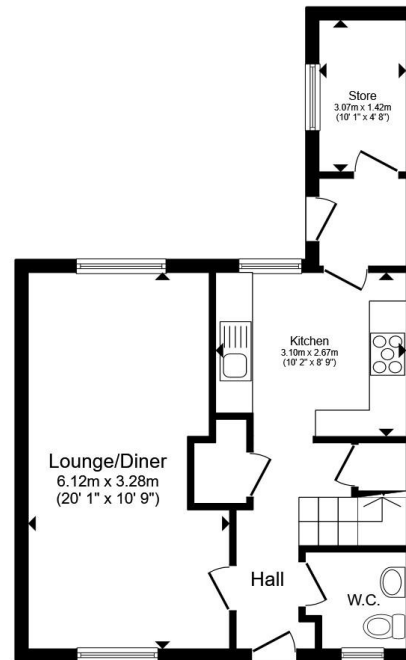
Double glazed window, radiator, storage cupboard

Shower Room

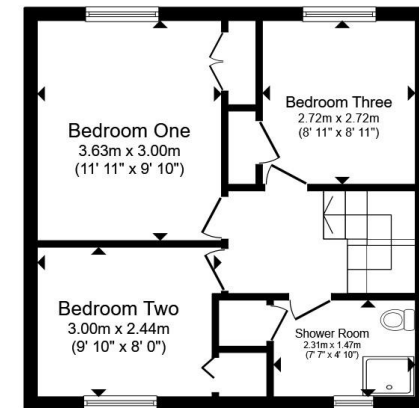
Walk-in double shower unit with rainwater shower head, low level WC, wash hand basin, radiator, double glazed window

Outside

Enclosed garden to front and rear with rear access gate.



Ground Floor



First Floor

Total floor area 81.1 m² (873 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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Pandora, KING'S LYNN

- Ideal First Time Buy or Investment Opportunity
- Mid Terrace House
- Three Bedrooms
- Lounge/Diner
- Cloakroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119648



Property Ref:
KLN119648 - 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.

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