



Sutton Road, Walpole Cross Keys, King's Lynn, PE34 4HD

welcome to

Sutton Road, Walpole Cross Keys, King's Lynn

William H Brown are delighted to offer to market this charming two bedroom mid terrace character cottage with field views. Viewing highly recommended!



Lounge

Front Door, Window to Front, Wood Burner

Dining Room

Window to Rear

Kitchen

Wall and Base Units, Integrated Oven and Electric Hob, Space for Washing Machine, Sink and Mixer Tap, Window to Rear, Door to Rear Garden

Conservatory

Door to Rear Garden

Bedroom One

Double Glazed Window to Front

Bedroom Two

Double Glazed Window to Rear

Bathroom

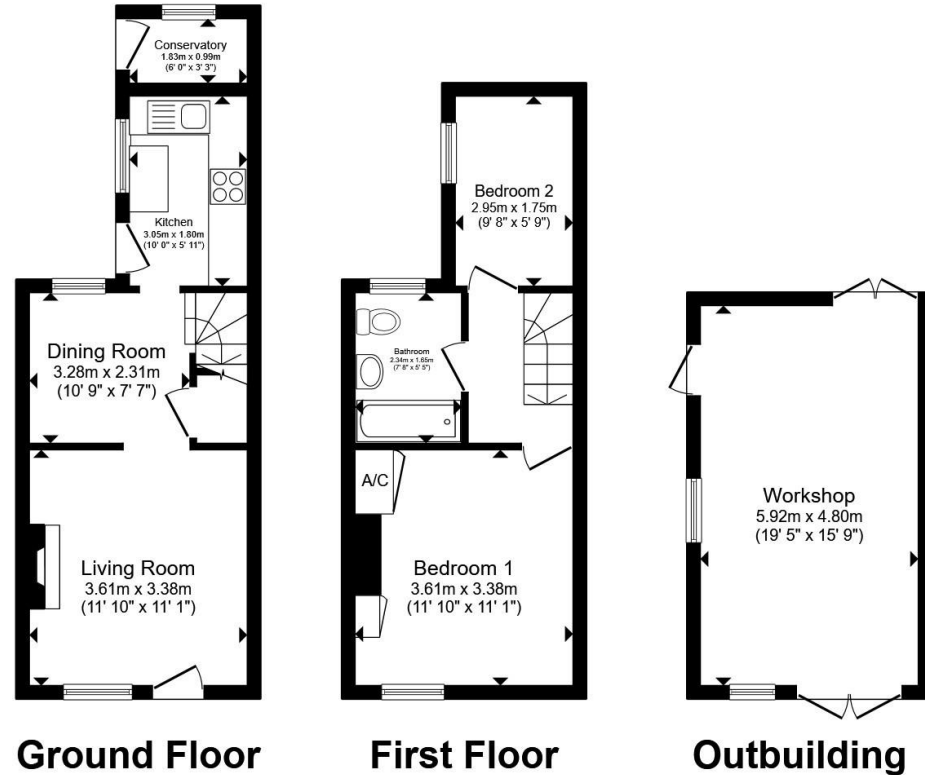
Bath, WC, Hand Wash Basin, Double Glazed Window

Outside

Rear Garden with Decking Area and Remainder Laid to Lawn. Workshop.

Agent's Note

Heating to the property is served by a wood burning stove & waste from the property is served by a cess pit. Please contact the branch for further information if required.



Ground Floor

First Floor

Outbuilding

Total floor area 74.4 m² (801 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



welcome to

Sutton Road, Walpole Cross Keys,

King's Lynn

- Two Bedroom Mid Terrace Cottage
- Two Reception Rooms
- Family Bathroom
- Character Features
- Rear Garden

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119327



Property Ref:
KLN119327 - 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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