



Ferry Road, West Lynn, KING'S LYNN, PE34 3NB

welcome to

Ferry Road, West Lynn, KING'S LYNN

William H Brown are delighted to offer to market this well presented two bedroom mid terrace home. Conveniently located within easy reach of local amenities and within walking distance of the ferry service into King's Lynn. Viewing highly recommended!



Lounge

Log Burner, Window to Front, Radiator

Kitchen

Wall and Base Units, Sink and Mixer Tap, Integrated Oven with Electric Hob, Window to Rear

Conservatory

Door to Rear

Bathroom

Bath with Overhead Shower, WC, Hand Wash Basin, Radiator

Bedroom One

Window to Front, Radiator

Bedroom Two

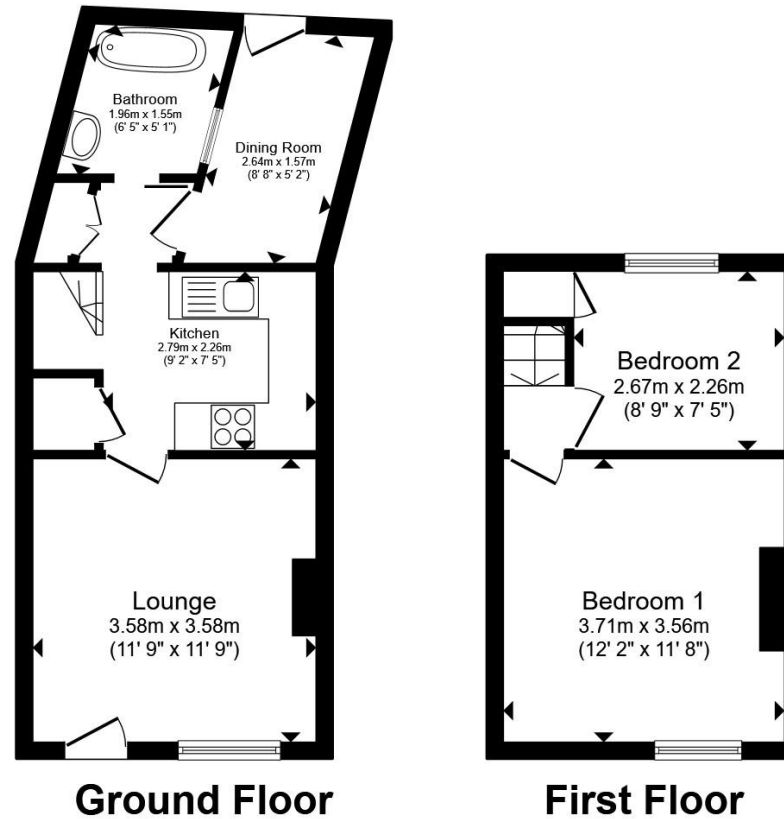
Window to Rear, Radiator

Outside

Decking Area and Remainder Laid to Artificial Grass

Agents Note

Property has a gas supply that has been capped off.



Total floor area 53.3 m² (574 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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welcome to

Ferry Road, West Lynn, KING'S LYNN

- Well Presented Mid Terrace
- Two Bedrooms
- Perfect First Time Buyer Home
- Lounge
- Kitchen

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN119964 - 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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