



Harecroft Gardens, King's Lynn, PE30 2BY

welcome to

Harecroft Gardens, King's Lynn

Ideally located close to local amenities is this well presented two bedroom maisonette with private rear garden and is being offered with no onward chain.



Entrance Door To:-

Stairs to first floor

Landing

Loft access

Lounge

10' 8" x 13' 11" (3.25m x 4.24m)

Double glazed window, radiator, fireplace with inset gas fire

Dining Room

8' x 8' 2" (2.44m x 2.49m)

Double glazed window, radiator, wood effect laminate floor, wall mounted gas boiler

Kitchen

9' 6" x 8' 1" (2.90m x 2.46m)

Range of base and wall units, roll edge work top, inset stainless steel sin, built-in oven, gas hob, extractor over, space for washing machine and dryer, radiator, wood effect laminate floor, double glazed window double glazed door to rear

Bathroom

8' 1" x 5' 11" (2.46m x 1.80m)

Bath with shower mixer tap, low level WC, wash hand basin, low level WC, radiator, ceramic tiled floor, double glazed window

Bedroom One

12' 4" max x 9' 6" max (3.76m max x 2.90m max)

Double glazed window, radiator, wood effect laminate floor

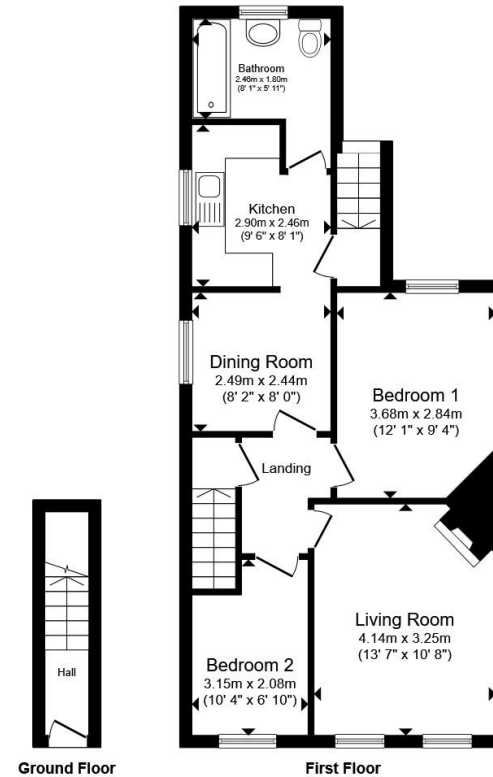
Bedroom Two

6' 10" max x 10' 10" max (2.08m max x 3.30m max)

Double glazed window, radiator

Outside

Enclosed rear garden



Total floor area 60.6 m² (652 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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Harecroft Gardens, King's Lynn

- Located Close to Amenities
- Maisonette
- Two Bedrooms
- Two Reception Rooms
- Enclosed Private Garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1100.00

Ground Rent: 30.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£130,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN120007



Property Ref:
KLN120007 - 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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