



Kent Road, King's Lynn, PE30 4AU

welcome to

Kent Road, King's Lynn

Three bedroom semi detached home in a desirable location, set on a generous plot with potential to extend or develop (STPP). Complete with ample parking, garage and located conveniently close to the Queen Elizabeth Hospital and local amenities, viewing highly recommended!



Entrance Porch

Entrance Hall

Understairs Storage

Lounge

Bay Window to Front, Fireplace

Dining Room

Window to Rear, Fireplace

Kitchen

Base Unit, Sink and Mixer Tap, Undercounter Space for Fridge, Door to Rear, Window to Side

Landing

Bedroom One

Window to Front, Built in storage

Bedroom Two

Window to Rear, Built in storage

Bedroom Three

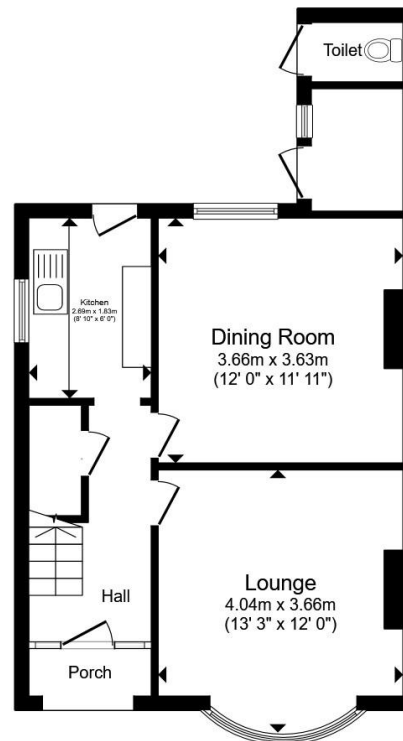
Window to Rear

Shower Room

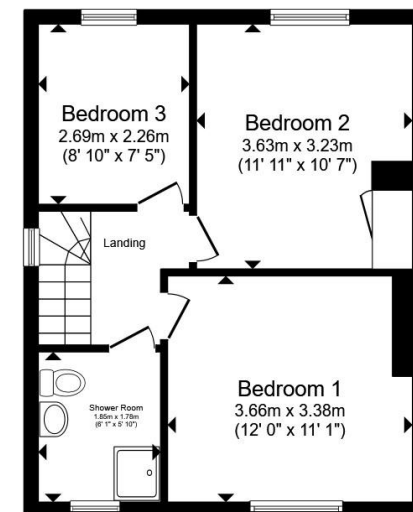
Wet Room Shower, WC, Hand Wash Basin

Outside

Ample Driveway Space, Garage, Outside Store Cupboard and Outside WC.



Ground Floor



First Floor

Total floor area 84.7 m² (912 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

Kent Road, King's Lynn

- Three Bedroom Semi Detached
- Sought After Residential Location
- Generous Plot with Large Rear and Side Gardens
- Potential to Extend and Develop (STPP)
- Garage and Ample Driveway Parking

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

£270,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119791



Property Ref:
KLN119791 - 0003

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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