

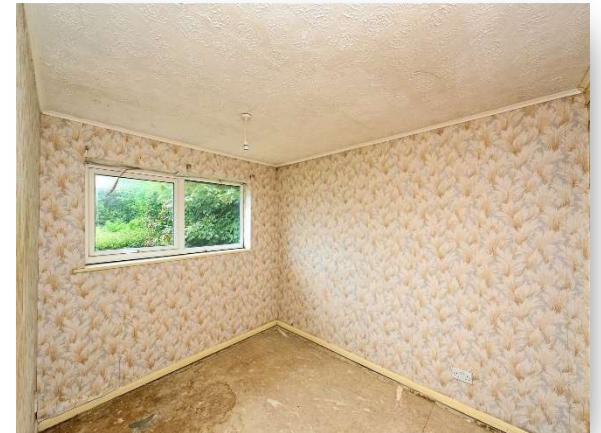


Pingles Road, North Wootton, King's Lynn, PE30 3RW

welcome to

Pingles Road, North Wootton, King's Lynn

Offering fantastic potential in one of King's Lynn's most sought-after villages, this semi-detached home is the perfect opportunity to create a home tailored to your own tastes. With a generous garden, garage and no onward chain, it's ideally placed for family life and everyday convenience.



Accommodation:

Entrance Porch

Lounge

Double-glazed window to the front. Fireplace. Stairs leading to the first floor landing.

Kitchen

Fitted with wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a low-level oven & hob with cooker hood over. There is also space for a fridge/freezer, washing machine & dishwasher. Two double-glazed windows to the rear. Double-glazed door to the rear leading to the rear garden.

First Floor Landing

Stairs from the lounge.

Bedroom One

Double-glazed window to the front. Night storage heater. Built-in wardrobes.

Bedroom Two

Double-glazed window to the rear. Night storage heater. Built-in wardrobes.

Bedroom Three

Double-glazed window to the front. Night storage heater.

Bathroom

Fitted with WC, wash hand basin & bath with shower over. Airing cupboard. Double-glazed window to the rear.

Outside

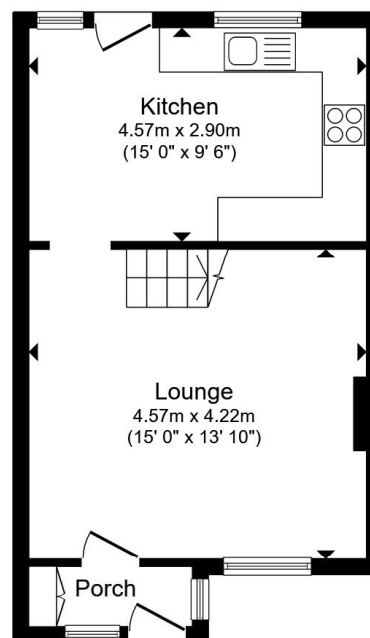
To the rear of the property, the garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area. The property also benefits from driveway parking & garage.

Agent's Note

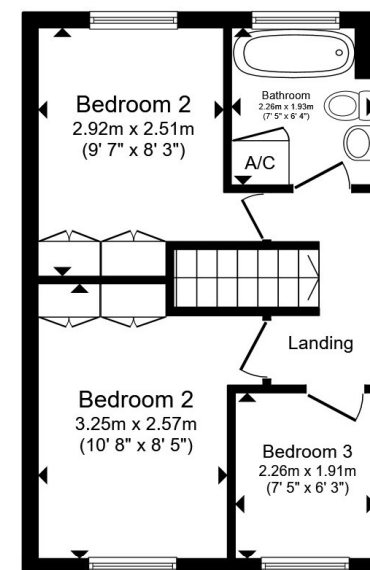
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.



Ground Floor



First Floor

Total floor area 68.0 m² (731 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

Pingles Road, North Wootton, King's Lynn

- Three-bedroom semi-detached house
- Sought-after village location in North Wootton
- Excellent potential to renovate and modernise
- Enclosed rear garden
- Driveway + garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN120190 - 0002

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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