



St. Johns Road, Tilney St. Lawrence, King's Lynn, PE34 4QL

welcome to

St. Johns Road, Tilney St. Lawrence, King's Lynn

William H Brown are delighted to offer to market this three bedroom semi detached home on approximately one acre (STS) in a rural setting. Viewing highly recommended!



Entrance Hall

Lounge

Windows to Front, Electric Radiator, Fireplace

Dining Room

Fireplace, Electric Radiator

Snug

Window to Conservatory, Electric Radiator

Kitchen

Wall and Base Units, Sink and Mixer Tap, Space for Freestanding Fridge/Freezer, Space for Cooker, Window to Rear

Utility

Wall and Base Units, Sink and Mixer Tap, Window to Rear, Electric Radiator

Shower Room

Shower, WC, Hand Wash Basin, Window to Rear

Conservatory

Windows to three aspects. Double-glazed French doors to the rear.

First Floor Landing

Stairs from the lounge.

Bedroom One

Windows to front & rear. Dressing Area.

Bedroom Two

Window to front.

Bedroom Three

Window to front.

Bathroom

Bath, WC, Hand Wash Basin, Window to Rear.

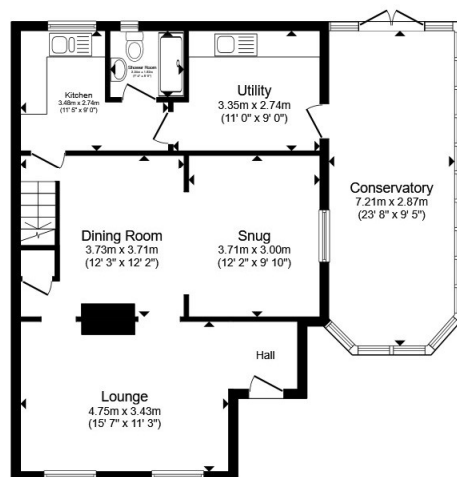
Outside

Outside, the property benefits from a generous frontage with a driveway providing ample off-road parking, along with a garage and a range of useful outbuildings. To the rear, the substantial garden enjoys a pleasant rural outlook and offers an abundance of space for gardening, outdoor entertaining, recreation, or simply relaxing and taking in the surrounding countryside.

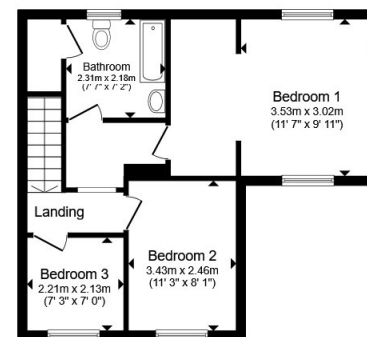
Agent's Note

Heating to the property is served by electric heating. Please contact the branch for further information if required.

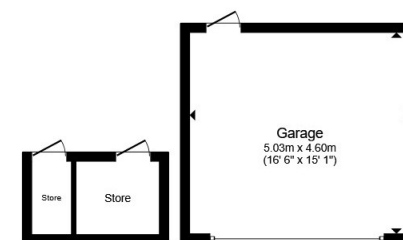
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor



Outbuilding

Total floor area 159.1 m² (1,713 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

St. Johns Road, Tilney St. Lawrence, King's Lynn

- Three Bedroom Semi Detached Home
- Approximately One Acre of Land (Subject to Survey)
- Rural Location Close to Local Amenities
- Lounge, Dining Room and Snug
- Downstairs Shower Room and Upstairs Bathroom

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN120188 - 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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