



Philip Rudd Court, Pott Row, King's Lynn, PE32 1WA

welcome to

Philip Rudd Court, Pott Row, King's Lynn

Combining stylish, move-in-ready interiors with a generous garden and excellent parking, this beautifully presented home is ideal for first time buyers and young families. Set in the sought-after village of Pott Row, it offers village living within easy reach of King's Lynn.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Stairs leading to the first floor landing. Double-glazed window to the side.

Kitchen/Diner

This modern, fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit, a low-level electric oven & an electric hob with cooker hood over. There is also an integrated dishwasher, as well as space for a fridge/freezer & washing machine. Double-glazed window to the front.

Living Room

Double-glazed window to the rear. Radiator. Double-glazed sliding patio doors to the rear leading to the garden.

First Floor Landing

Stairs from the entrance hall. Radiator. Double-glazed window to the side.

Bedroom One

Double-glazed window to the rear. Radiator.

Bedroom Two

Double-glazed window to the front. Radiator.

Bedroom Three

Double-glazed window to the rear. Radiator.

Shower Room

Fitted with WC, wash hand basin with vanity unit & walk-in shower cubicle. Heated towel rail. Airing cupboard. Double-glazed window to the front.

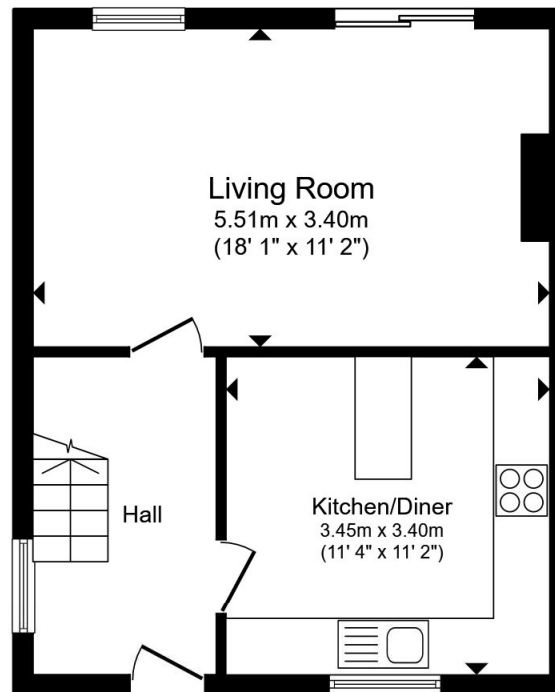
Outside

To the front of the property, a generous gravelled driveway provides off-road parking for several cars. To the rear, the garden is fully enclosed by timber fencing & is mainly laid to lawn alongside a patio area & low-maintenance gravelled area.

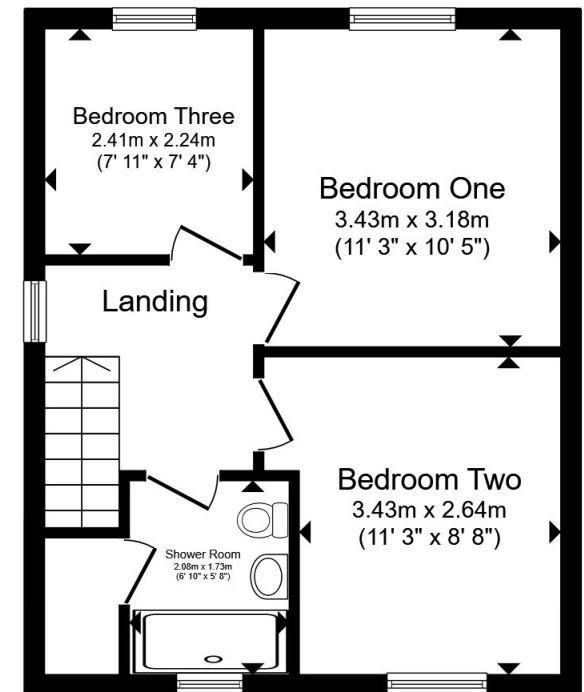
Agent's Note

Heating to the property is served by electric heating. Please contact the branch for more 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

Total floor area 76.1 m² (820 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

Philip Rudd Court, Pott Row, King's Lynn

- 3 bedroom semi-detached house
- Immaculately presented throughout
- Driveway parking
- Sought-after village location
- Generous enclosed garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119422 - 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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