

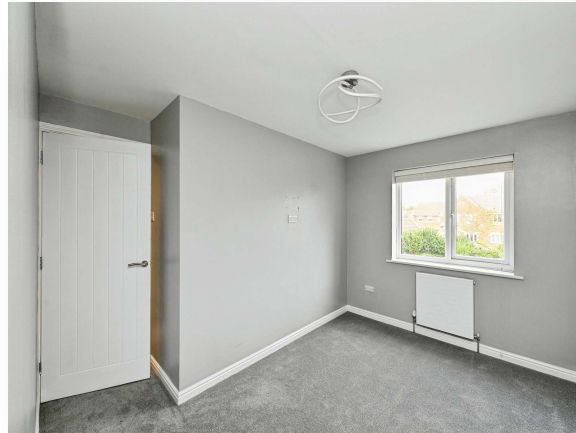


Woodbridge Way, King's Lynn, PE30 4YW

welcome to

Woodbridge Way, King's Lynn

Beautifully renovated and ready to move straight into, this stylish home offers bright, modern living in a particularly convenient King's Lynn location. Close to the Queen Elizabeth Hospital and town amenities, it's ideal for families, first-time buyers and commuters.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Stairs leading to the first floor landing.

Cloakroom

Fitted with WC & wash hand basin. Heated towel rail. Double-glazed window to the rear.

Lounge

Two double-glazed windows to the front. Radiator.

Kitchen/Diner

This 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 integrated cooker hood over. There is also space for an American-style fridge/freezer, as well as space & plumbing for a washing machine. Radiator. Double-glazed window to the rear. Double-glazed French doors leading to the rear garden.

First Floor Landing

Stairs from the entrance hall.

Bedroom One

Double-glazed window to the front. Radiator.

Bedroom Two

Double-glazed window to the rear. Radiator.

Bedroom Three

Double-glazed window to the front. Radiator.

Bathroom

Fitted with WC, wash hand basin with vanity unit & bath with shower over. Heated towel rail. Double-glazed window to the rear.

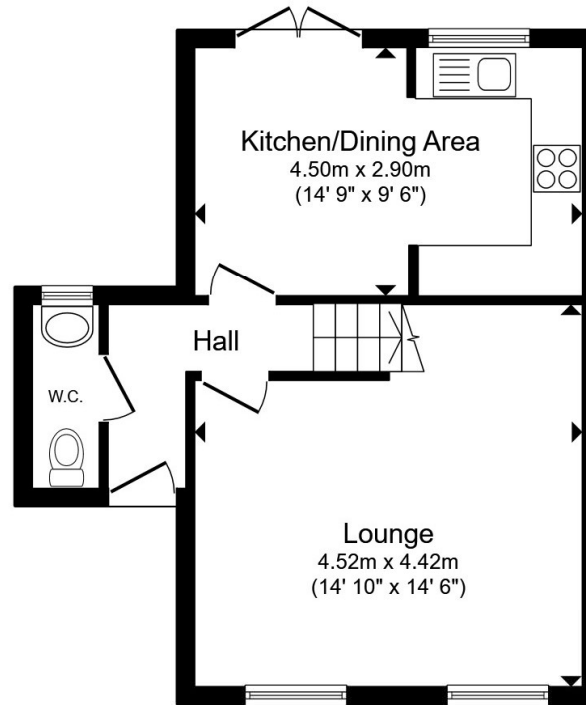
Outside

A shared brickweave driveway provides off-road parking & leads to the garage. To the rear, the low-maintenance garden is fully paved, providing an ideal space for outdoor seating & entertaining, and is enclosed by timber fencing.

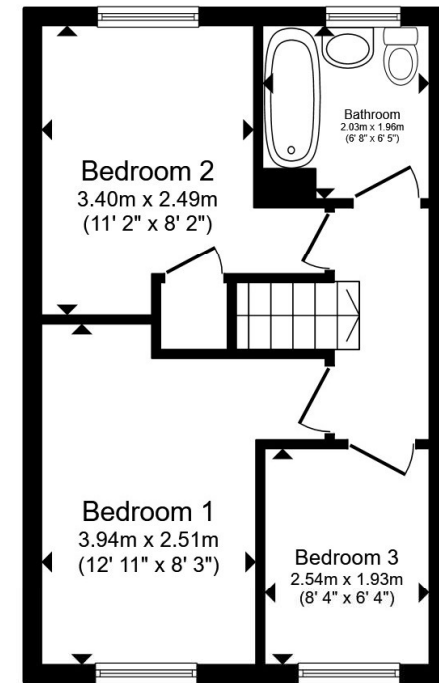
Agent's Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

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 72.3 m² (778 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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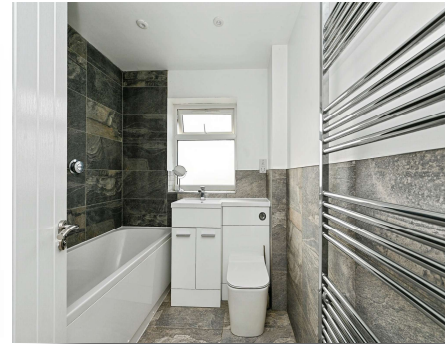
welcome to

Woodbridge Way, King's Lynn

- 3 bedroom semi-detached house
- Well-presented throughout
- Modern kitchen/diner
- Ground floor WC
- Low-maintenance garden

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN120203 - 0002

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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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