



Spenser Road, King's Lynn, PE30 3DP

welcome to

Spenser Road, King's Lynn

Ideal investment opportunity with this modern three bedroom semi detached house located on the Grange Estate which is being offered with the possibility of keeping the current tenants. No onward chain



Double Glazed Entrance Door

Lounge

16' 2" x 15' (4.93m x 4.57m)

Wood effect laminate floor, radiator, stairs to first floor

Inner Hallway

Storage Cupboard

Kitchen/ Breakfast

15' 1" max x 11' 2" max (4.60m max x 3.40m max)

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, gas hob, extractor over, space for fridge freezer, double glazed window, double glazed patio doors to rear, ceramic tiled floor, radiator

Cloakroom/ Utility

Low level Wc, wash hand basin, space and plumbing for washing machine and dryer, double glazed window, ceramic tiled floor

First Floor Landing

Bedroom One

11' 8" x 10' 4" (3.56m x 3.15m)

Double glazed window, radiator, door to:-

Bedroom Two

9' 10" x 8' (3.00m x 2.44m)

Double glazed window, radiator

Bedroom Three

Double glazed window, radiator

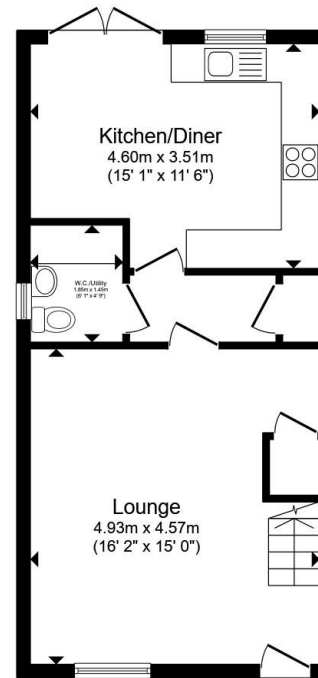
Bathroom

7' 5" x 6' 2" (2.26m x 1.88m)

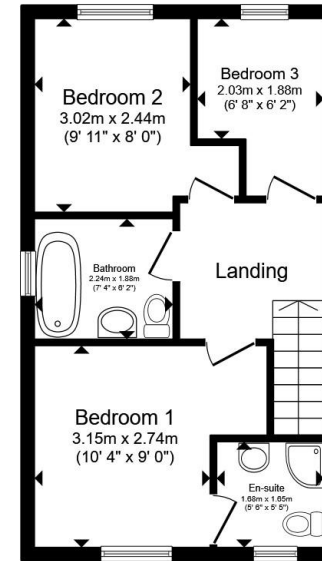
Bath with shower mixer tap and shower screen, low level WC, wash hand basin, radiator double glazed window

Outside

There is off road parking for two cars and enclosed rear garden



Ground Floor



First Floor

Total floor area 81.1 m² (873 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



check out more properties at williamhbrown.co.uk



welcome to

Spenser Road, King's Lynn

- Ideal Investment Opportunity
- Semi Detached House
- Three Bedrooms
- Kitchen/ Breakfast Room
- Cloakroom

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

£250,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
KLN120051 - 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.



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



williamhbrown.co.uk