



Orchard Close, Tilney St. Lawrence, King's Lynn, PE34 4FH

welcome to

Orchard Close, Tilney St. Lawrence, King's Lynn

William H Brown are delighted to offer to market this beautifully presented two bedroom semi detached home situated in the popular village of Tilney St Lawrence. Viewing highly recommended!



Entrance Hall

Storage Cupboard, Radiator

Lounge

Radiator, Window to Front

Kitchen/Diner

Wall and Base Units, Electric Oven with Electric Hob and Extractor over, Space for Washing Machine, Space for Freestanding Fridge/Freezer, Sink and Mixer Tap, Double Glazed Window to Rear, Radiator, Double Glazed Window and Door to Rear Garden

Cloakroom

WC, Hand Wash Basin

Bedroom One

Double Glazed Windows to Front, Radiator

Bedroom Two

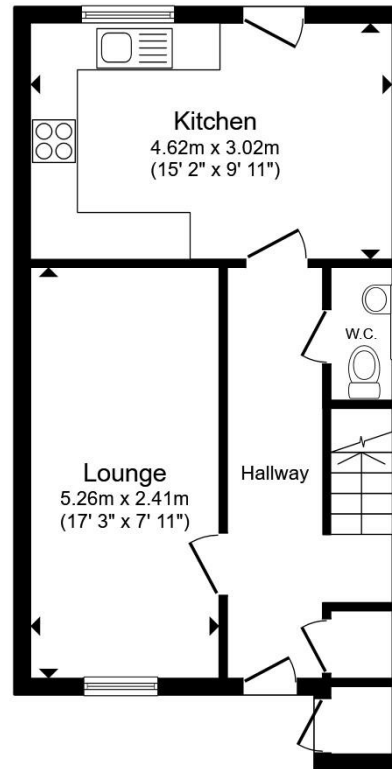
Double Glazed Window to Rear, Radiator

Bathroom

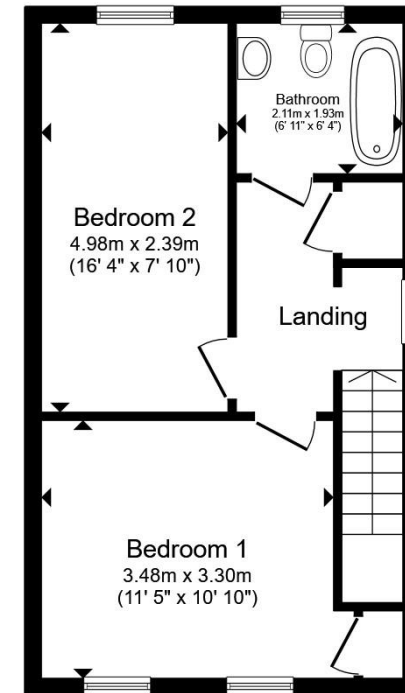
Bath, WC, Hand Wash Basin, Radiator, Window to Rear

Outside

Easy to Maintain Front and Rear Gardens, Laid to Shingle. Two Allocated Parking Spaces.



Ground Floor



First Floor

Total floor area 78.2 m² (842 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



welcome to

Orchard Close, Tilney St. Lawrence, King's Lynn

- No Onward Chain
- Beautifully Presented Semi Detached Home
- Two Double Bedrooms
- Two Allocated Parking Spaces
- Easy to Maintain Front and Rear Gardens

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN120074 - 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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