



Elvington, King's Lynn, PE30 4UX

welcome to

Elvington, King's Lynn

Ideal first time buy or investment opportunity with the beautifully renovated two bedroom semi detached house with a garage and benefits from being offered with no onward chain. Viewing highly recommended.



Entrance Door To:-

Entrance Porch

Opening to:-

Open Plan Lounge/Kitchen

24' 3" x 11' 11" (7.39m x 3.63m)

Double glazed window, radiator, wood effect laminate floor, kitchen area has a range of base and wall units, roll edge work top inset stainless steel sink with mixer tap over, built-in double oven, gas hob, extractor over, integrated fridge freezer, space for washing machine, double glazed patio doors with side window panels, inset spotlights

First Floor Landing

Loft access

Bedroom One

12' x 7' 2" (3.66m x 2.18m)

Double glazed window, radiator

Bedroom Two

11' 11" x 7' 11" max (3.63m x 2.41m max)

Double glazed window, radiator

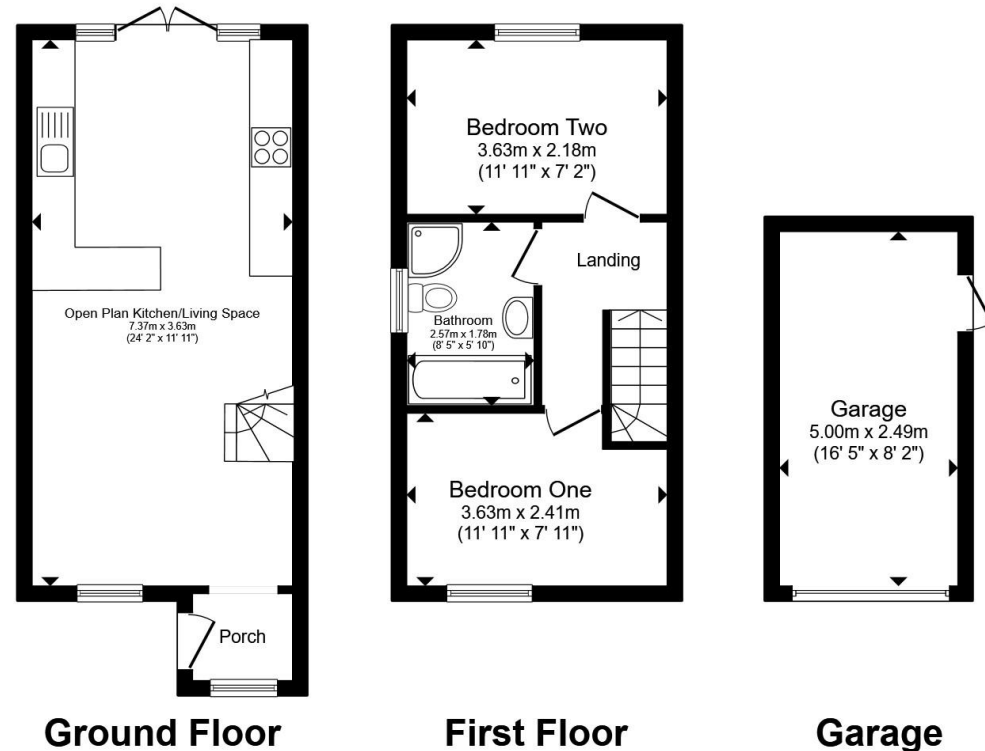
Bathroom

8' 5" x 5' 10" (2.57m x 1.78m)

Bath with mixer tap, low level WC, wash hand basin in vanity unit, corner shower cubicle, wood effect laminate floor, double glazed window, heated towel rail.

Outside

Driveway leading to a detached garage with power and light and courtesy door to garden. which is laid mainly to lawn with a paved patio and enclosed by timber fencing.



Total floor area 67.7 m² (728 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

Elvington, King's Lynn

- Ideal First Time Buy or Investment Opportunity
- Close to The Queen Elizabeth Hospital
- Semi Detached House
- Two Bedrooms
- Beautifully Presented

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

£215,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN120087



Property Ref:
KLN120087 - 0004

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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