



**Hardwick Bridge Residential Park, Hardwick Road, King's Lynn, PE30
4HU**

welcome to

Hardwick Bridge Residential Park, Hardwick Road, King's Lynn

William H Brown are delighted to offer to market this well presented and spacious two bedroom park home, located on the popular Hardwick Bridge Park. Viewing highly recommended!



Entrance Hall

Storage Cupboard

Utility Room

5' 4" x 4' 3" (1.63m x 1.30m)

Wall and Base Unit, Integrated Washing Machine and Tumble Dryer, Window

Kitchen

12' 10" x 9' 6" (3.91m x 2.90m)

Wall and Base Units, Sink and Mixer Tap, Integrated Oven and Grill, Electric Hob, Integrated Fridge/Freezer, Window to Front

Lounge/Diner

19' 5" max x 16' 10" max (5.92m max x 5.13m max)

Fireplace, Window to Front and Rear, Radiator

Hallway

Airing cupboard.

Bedroom One

9' 10" x 9' 6" plus wardrobes (3.00m x 2.90m plus wardrobes)

Window to Front, Radiator

En Suite

Wet Room Shower, WC, Hand Wash Basin, Radiator

Bedroom Two

9' 8" x 9' 6" (2.95m x 2.90m)

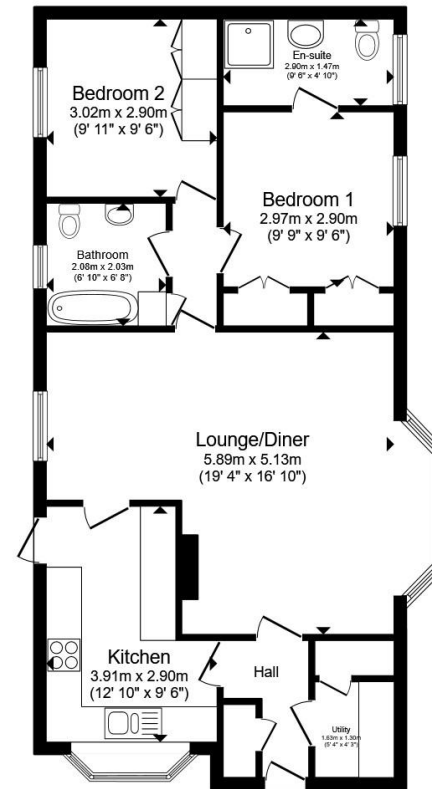
Built in wardrobe, Radiator, Window to Rear

Bathroom

Bath, WC, Hand Wash Basin, Extractor, Radiator

Outside

Two Parking Spaces, Garden area to the rear with shed, Stairs to Veranda



Total floor area 76.6 m² (825 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

Hardwick Bridge Residential Park, Hardwick Road, King's Lynn

- Park Home
- Two Bedrooms
- Open Plan Lounge/Diner
- Utility Area
- Two Parking Spaces

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in excess of

£140,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119508



Property Ref:
KLN119508 - 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.

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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