



Fred Ackland Drive, King's Lynn, PE30 4GR

welcome to

Fred Ackland Drive, King's Lynn

Ideal first time buy or investment opportunity with this well presented three bedroom semi detached house located close to The Queen Elizabeth Hospital and is being offered with no onward chain. Viewing highly recommended.



Entrance Door To:-

Entrance Hall

Wood effect laminate floor, radiator, stairs to first floor, storage cupboard

Kitchen

9' 3" x 7' 9" (2.82m x 2.36m)

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space for fridge freezer, and washing machine, double glazed window, laminate floor

Lounge

17' 2" max x 15' 11" max (5.23m max x 4.85m max)

Wood effect laminate floor, two radiators, double glazed window, double glazed patio door to rear

Cloakroom

Low level WC, wash hand basin, radiator, double glazed window

First Floor Landing

Bedroom One

13' 10" max x 10' 4" max (4.22m max x 3.15m max)

Double glazed window, radiator, fitted wardrobes

Bedroom Two

8' 4" max x 8' 5" min (2.54m max x 2.57m min)

Storage cupboard, double glazed window, radiator, loft access

Bedroom Three

10' 10" x 7' 3" min (3.30m x 2.21m min)

Double glazed window, radiator

Bathroom

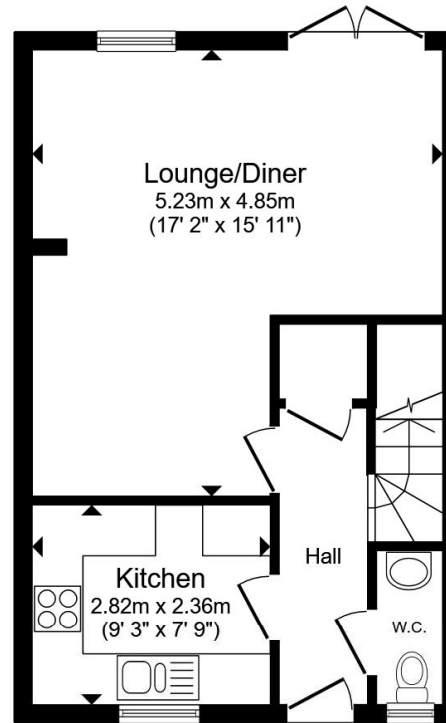
Bath with shower mixer tap, low level WC, wash hand basin, part tiled walls, radiator

Outside

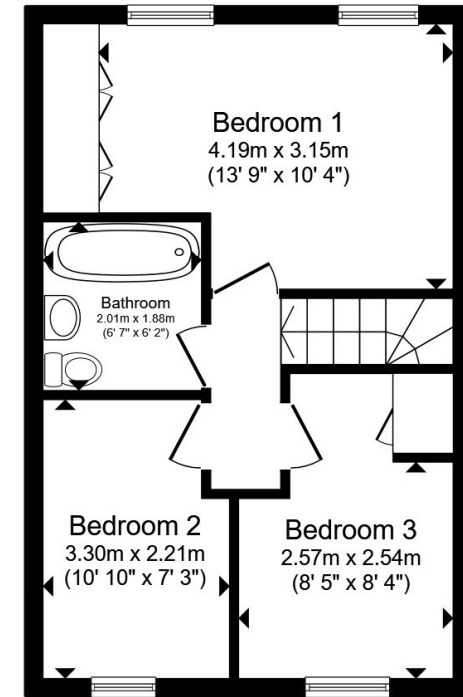
Driveway leading to single garage with up and over door, power and light. Side gate gives access to the enclosed rear garden which is laid mainly to lawn and enclosed by timber fencing

Agent's Note

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 75.1 m² (809 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

Fred Ackland Drive, King's Lynn

- Ideal First Time Buy or Investment Opportunity
- Close to The Queen Elizabeth Hospital
- Semi Detached House
- Three Bedrooms
- Cloakroom

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£200,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
KLN119984 - 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