



Wingfield, King's Lynn, PE30 4XG

welcome to

Wingfield, King's Lynn

William H Brown are delighted to offer to market this spacious four bedroom end terrace home. Located within close proximity of the Queen Elizabeth Hospital. Viewing Highly Recommended!



Entrance Hall

Storage Cupboard

Kitchen

Wall and Base Units, Sink and Mixer Tap, Integrated Oven and Hob, Integrated Dishwasher, Space for Washing Machine and Tumble Dryer, Door to Rear, Window to Rear

Lounge

Window to Front, Radiator

Downstairs Toilet

WC, Hand Wash Basin

Bedroom Four

Double Glazed Window, Radiator

Bedroom Five/Reception Room

Double Glazed Window, Radiator

Landing

Loft Access with Loft Ladder. Loft is insulated and half boarded with lighting.

Bedroom One

Double Glazed Window, Radiator

Bedroom Two

Double Glazed Window, Radiator

Bedroom Three

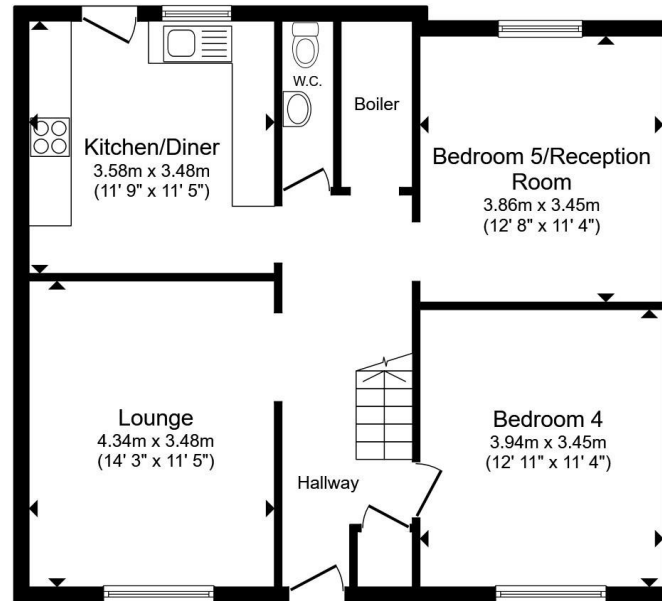
Double Glazed Window, Radiator

Bathroom

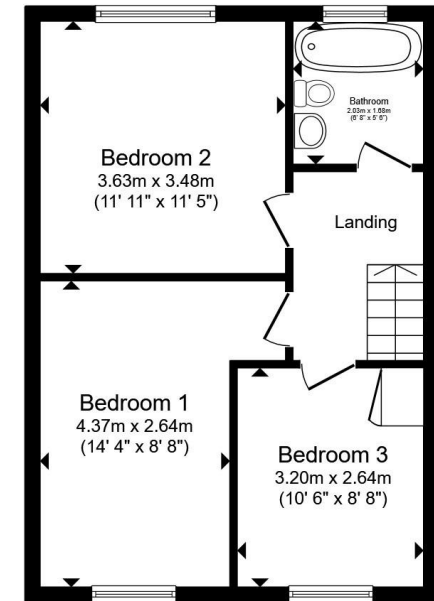
Bath with Overhead Shower, WC, Hand Wash Basin, Heated Towel Rail

Outside

Easy to Maintain Rear Garden with Storage Shed



Ground Floor



First Floor

Total floor area 115.0 m² (1,237 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


william
h brown



view this property online williamhbrown.co.uk/Property/KLN119902



welcome to

Wingfield, King's Lynn

- Well Presented End Terrace
- Four/Five Bedroom
- One/Two Reception Rooms
- Modern Kitchen
- Ground Floor Bedroom for Flexible Living

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£270,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119902



Property Ref:
KLN119902 - 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.



william h brown



01553 771337



KingsLynn@williamhbrown.co.uk



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



williamhbrown.co.uk