



Orchard Crescent, King's Lynn, PE30 3BB

welcome to

Orchard Crescent, King's Lynn

Ideal first time buy or investment opportunity with this well presented two bedroom semi-detached house located close to local amenities and is being offered with no onward chain. Viewing highly recommended.



Entrance Door To:-

Entrance Hall

Radiator, stairs to first floor,

Lounge

12' 5" x 10' 2" max (3.78m x 3.10m max)
Double glazed window, radiator, wood effect laminate floor, door to:-

Kitchen/ Breakfast Room

13' 11" x 11' 9" (4.24m x 3.58m)
Range of base and wall units, roll edge work top, inset sink with mixer tap over, built-in oven, electric hob, extractor over, space for fridge freezer, integrated dishwasher, integrated washing machine, double glazed window, door to rear, radiator

Cloakroom

Low level WC, wash hand basin, radiator

First Floor Landing

Loft access

Bedroom One

11' 10" x 14' 1" max (3.61m x 4.29m max)
Double glazed window, radiator

Bedroom Two

8' 8" max x 13' 11" max (2.64m max x 4.24m max)
Double glazed window, radiator

Bathroom

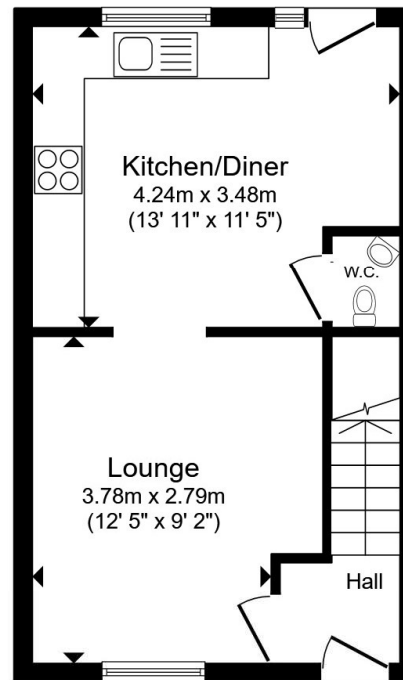
Low level WC, wash hand basin, bath with shower mixer tap and shower screen, part tiled walls, double glazed window, heated towel rail

Outside

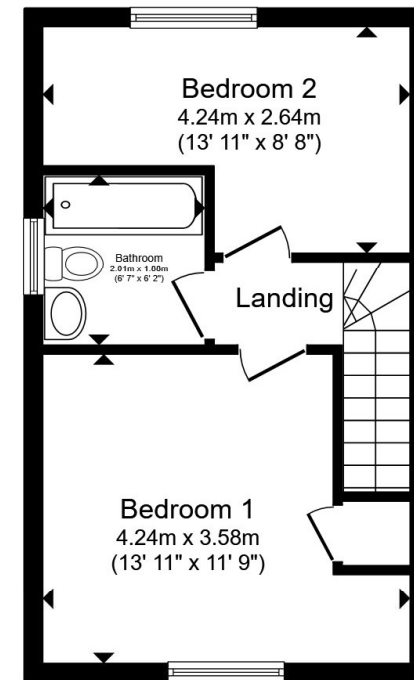
To the front is a driveway giving off road parking for two cars. side gate gives access to the good size rear garden which is laid mainly to lawn with a raised decked area and garden shed.

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 62.5 m² (673 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



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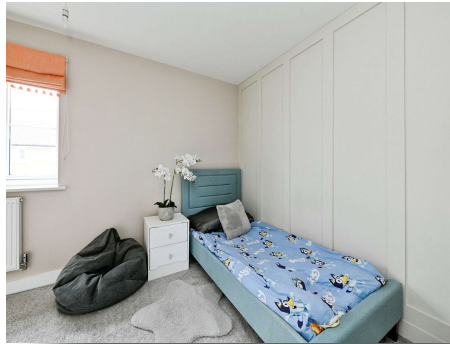
- Close to Local Amenities
- Semi Detached House
- Two Bedrooms
- Kitchen/Breakfast Room
- Cloakroom

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers over

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN120217 - 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.

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