



Camfrey, King's Lynn, PE30 3PJ

welcome to

Camfrey, King's Lynn

William H Brown are delighted to offer to market this well presented two bedroom mid terrace property, located in a popular residential area. Viewing highly recommended!



Entrance Hall

UPVC Double Glazed Door, Radiator, Understair Storage, Stairs to First Floor, Built in Storage

Lounge/Diner

Double Glazed Window to Front, Double Glazed Patio Door to Rear, Radiators

Kitchen

Wall and Base Units, Stainless Steel Sink and Drinker, Freestanding Electric Oven with Extractor above, Space and Plumbing for Washing Machine, Space for Fridge, Opening to Rear Lobby, Double Glazed Window to Rear, Door to Rear Garden

Landing

Loft Access, Doors to;

Bedroom One

Double Glazed Window to Front, Radiator, Built in wardrobe

En Suite

Shower, WC. Vanity Unit with Hand Wash Basin, Electric Shower, Heated Towel Rail

Bedroom Two

Double Glazed Window to Rear, Radiator

Bathroom

Double Glazed Window to Rear, WC, Hand Wash Basin, Bath

Outside

Front Garden Laid to Shingle. Rear Garden mainly laid to lawn with rear gated access.



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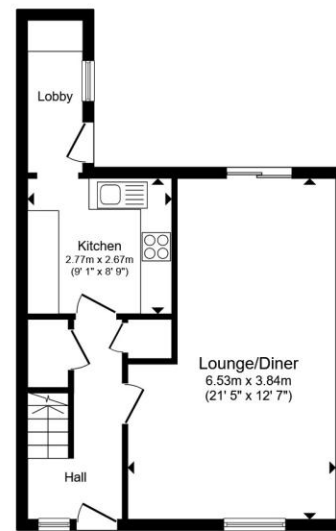
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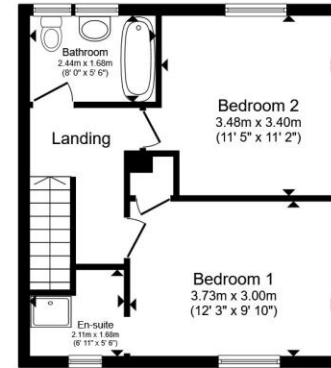
- Mid Terrace Home
- No Onward Chain
- Two Bedrooms
- New Kitchen
- Redecorated Throughout

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

£185,000



Ground Floor



First Floor

Total floor area 81.4 m² (876 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119742 - 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.



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