



Robin Kerkham Way, Clenchwarton, King's Lynn, PE34 4BB

welcome to

Robin Kerkham Way, Clenchwarton King's Lynn

Located in the popular village of Clenchwarton which has a local convenience store/post office & primary school. This immaculately presented two bedroom detached bungalow, in a quiet residential location with no through road, which is being offered with no onward chain. Viewing highly recommended.



Double Glazed Entrance Door To Entrance Hall

Radiator, storage cupboard, loft access

Kitchen

9' 11" x 8' 11" (3.02m x 2.72m)

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, electric hob, extractor over, space for fridge and washing machine, part tiled walls, ceramic tiled floor, double glazed window

Lounge/Diner

18' 11" x 11' 6" max (5.77m x 3.51m max)

Double glazed window, radiator, electric fire

Bedroom One

10' 11" x 10' 6" (3.33m x 3.20m)

Double glazed window, radiator

Bedroom Two

9' 11" x 7' 11" (3.02m x 2.41m)

Double glazed patio doors to rear, radiator

Shower Room

6' 8" x 5' 5" (2.03m x 1.65m)

Walk-in shower cubicle, low level WC, wash hand basin, tiled floor, part tiled walls, double glazed window

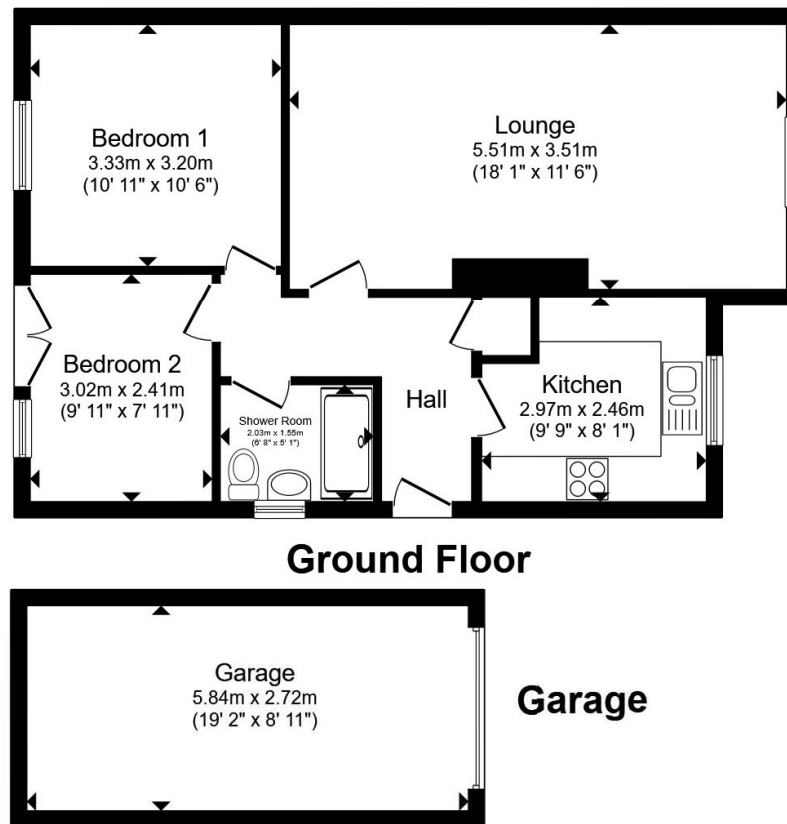
Outside

To the front is a gravel drive giving off road parking for approximately 2 cars and leads to a detached 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 with a variety of shrubs and plants and is enclosed by timber fencing.

Agent's Note

Heating to the property is served by oil central heating. Please contact the branch for further information if required.

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.



Total floor area 76.1 m² (820 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

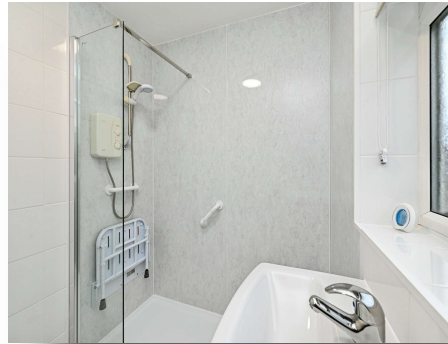
Robin Kerkham Way, Clenchwarton, King's Lynn

- Popular Village of Clenchwarton
- Detached Bungalow
- Recently Refurbished to a High Standard
- Two Bedrooms
- Quiet Residential Location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£250,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
KLN120104 - 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.



01553 771337



KingsLynn@williamhbrown.co.uk



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



williamhbrown.co.uk