



Earsham Drive, King's Lynn, PE30 3UZ

welcome to

Earsham Drive, King's Lynn

Perfectly placed for everyday convenience, this beautifully presented home offers comfortable living, excellent parking and a garage, all within easy reach of King's Lynn's amenities, schools and rail links. Presented in excellent order throughout, it's ready to move straight into and enjoy.



Entrance Door To:- Entrance Porch

Door to:-

Lounge

17' 2" max x 12' (5.23m max x 3.66m)

Double glazed window, radiator, wood effect laminate floor, stairs to first floor, storage area

Kitchen

12' x 6' 10" (3.66m x 2.08m)

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

First Floor Landing

Bedroom One

12' max x 8' 7" min (3.66m max x 2.62m min)

Double glazed window, radiator

Bedroom Two

12' x 6' 11" (3.66m x 2.11m)

Double glazed window, radiator

Bathroom

8' 8" x 4' 8" min (2.64m x 1.42m min)

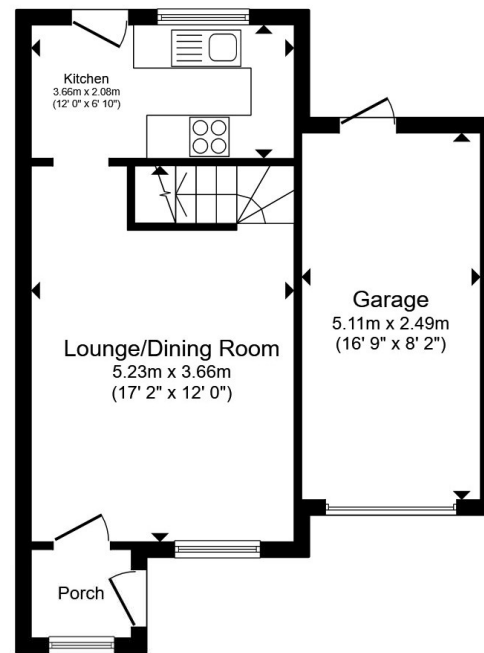
Walk-in shower cubicle with rain water shower head, low level WC, wash hand basin heated towel rail, ceramic tiled floor, double glazed window

Outside

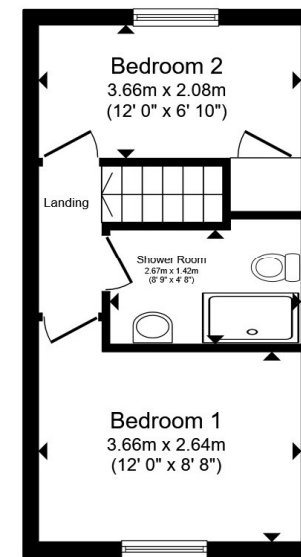
To the front is off road parking for three cars and leads to a single garage. Side gate gives access to the rear garden which is laid mainly to lawn with a paved patio area.

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 67.7 m² (728 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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welcome to

Earsham Drive, King's Lynn

- Popular Area of Templemead
- Semi Detached House
- Two Bedrooms
- Spacious Accommodation
- Enclosed Rear Garden

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

£235,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN120245 - 0003

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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