

Poppyfields, West Lynn, King's Lynn, PE34 3LN

william h brown

welcome to

Poppyfields, West Lynn, King's Lynn

William H Brown are delighted to offer to market this beautifully presented two bedroom, semi-detached home, including an en-suite to the master bedroom, allocated off road parking and located in a popular location close to local amenities.













Entrance Hall
Radiator

Kitchen
Wall and Base Units, Sink and Mixer Tap, Electric Hob and Integrated Oven, Space for Washing Machine, Double Glazed Window to Front

Lounge/Diner
Double Glazed Patio Doors to Rear, Double Glazed Window to Rear, Radiator, Stairs to First Floor

Cloakroom
WC, Hand Wash Basin, Radiator

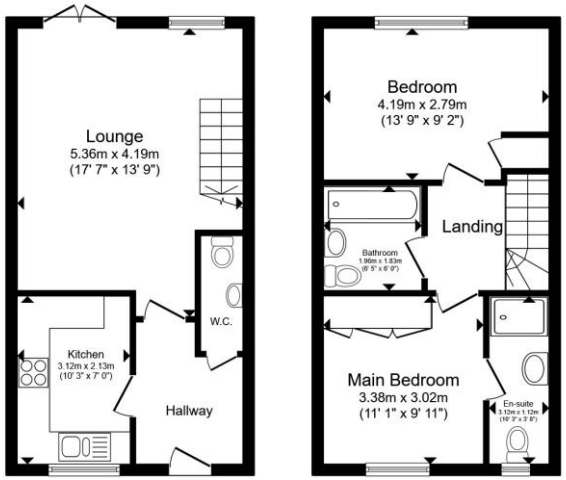
Bedroom One
Double Glazed Window to Front, Radiator

En Suite
Shower, WC, Hand Wash Basin, Radiator

Bedroom Two
Double Glazed Window to Rear, Radiator

Bathroom
Bath, WC, Hand Wash Basin

Outside
To the front of the property is a small gated garden, with pathway to front door. To the rear of the property in an enclosed garden, with a patio area and remainder of garden laid to lawn. There is also an allocated parking space.



Total floor area 67.9 m² (731 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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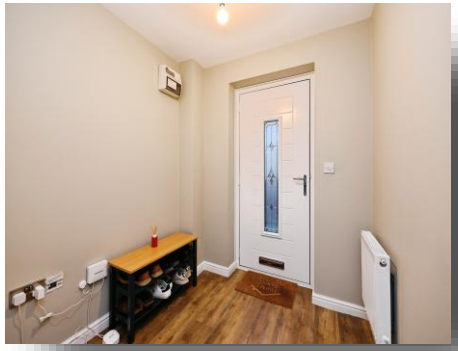
- Beautifully Presented Semi Detached Home
- Two Bedrooms
- Family Bathroom , En Suite to Master and Cloakroom
- Kitchen and Lounge/Diner
- Allocated Parking Space

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

offers in excess of

£170,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KLN119669 - 0005

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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