

LANDLES



40 Birchwood Street | King's Lynn | Norfolk



A modernised 3 bedroom town house in most convenient location for easy access to all town amenities.

24' Lounge Diner, Gas Fired Radiator Central Heating,
UPVC Sealed Unit Double Glazing - Courtyard.

Ideal BUY TO Let or FTB
NO ONWARD CHAIN

Purchase Price £135,000

Folio: B/495ts

e: sales@landles.co.uk

t: **01553 772816**

www.landles.co.uk

- Lounge Diner
- Galley Kitchen
- Rear Hall
- Bathroom
- 3 Bedrooms



- Rear Gated Yard
- Gas Rad CH
- Double Glazing
- Convenient for Town
- Modernised

Located on Birchwood Street, just to the North of the town centre, this mid-terrace 3 bedroom property is laid out over 3 floors and benefits from Gas Fired Radiator Central Heating, Sealed Unit UPVC Double Glazing and modern fitted Kitchen. This convenient location offers easy access walking to a wide range of shops in the town centre, Railway Station with mainline to London King's Cross via Ely & Cambridge and bus station with links across the area. Ready for occupation, this property would be well suited to first time buyers or buy to let investors alike.

Lounge Diner

24' 6" x 11' 4" (7.47m x 3.45m)

With 2 radiator with thermostat, television aerial pint, part glazed UPVC front entrance door, point for gas and stairs to first floor.

Kitchen

9' 10" x 6' 3" (3m x 1.91m)

With a range of fitted gloss cream wall & base units, fitted worktops, stainless steel sink and drainer with monobloc tap, point for an electric cooker and electric hob, tiled floor, plumbing and space for a washing machine and Worcester gas boiler.

Rear Hall

With glazed UPVC rear door and cupboard with plumbing for a washing machine.

Bathroom

With low level WC, pedestal hand basin, panelled bath with shower over, tiled walls and floor and extractor.

Stairs to First Floor Landing

With airing cupboard.

Bedroom 1

11' 4" x 9' 11" (3.45m x 3.02m)

With built in cupboard.

Bedroom 2

11' 5" x 9' 1" (3.48m x 2.77m) (max)

With built in cupboard.

Stairs to;

Attic Bedroom 3

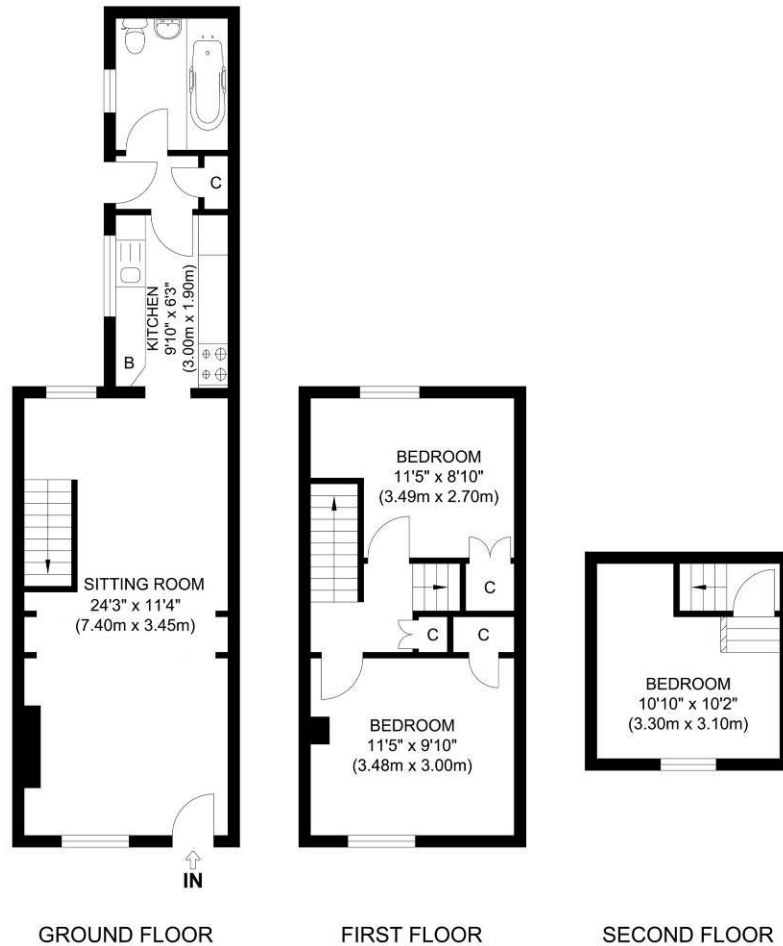
10' 10" x 7' 9" (3.3m x 2.36m) (max)

With part sloping ceiling and dormer window.

Rear Yard

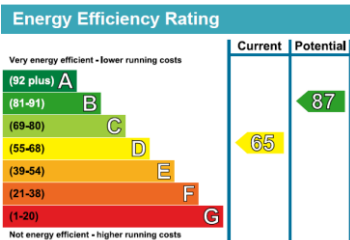
Laid to concrete with rear gate.





40 Birchwood Street, Kings Lynn, PE30 2AG

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "A" with a current annual charge of £1,289.54, 2021/2022.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

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Blackfriars Chambers, Blackfriars Street

King's Lynn PE30 1NY

t: 01553 772816

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