



SOUTH EVERARD STREET  
KING'S LYNN PE30 5HJ

**BROWN & CO**



## SOUTH EVERARD STREET, KING'S LYNN PE30 5HJ

No Upward Chain

Popular Location Close to Town Centre

Semi-Detached

Two Bedrooms, Two Bathrooms

Two Reception Rooms

South & West Sunlight in Courtyard Garden

Mainline Station Very Accessible



### INTRODUCTION

Brown&Co offers a semi detached house in South Everard Street, King's Lynn. The location is popular in the town being a short walk from the centre and having easy access to amenities and mainline station to Ely, Cambridge and London.

### THE PROPERTY

The property is very pleasantly laid out and semi detached houses in the area are rare to find. There is a hallway, sitting room, dining room and galley kitchen with solid wood worktops. There is also a rear hall and ground floor shower room. Upstairs, there are two double bedrooms and spacious bathroom. The property has some very nice features throughout such as original fireplaces and replacement sash windows to the front. Considerable care has been taken with the property over the years and the house is presented in good order and would make a superb first time buyer property. Outside there is access to the rear via a passage at the side, here there is a courtyard garden that has been landscaped for easy maintenance and also having a garden shed.

### SERVICES

Mains water, gas (for central heating), drainage and electric.

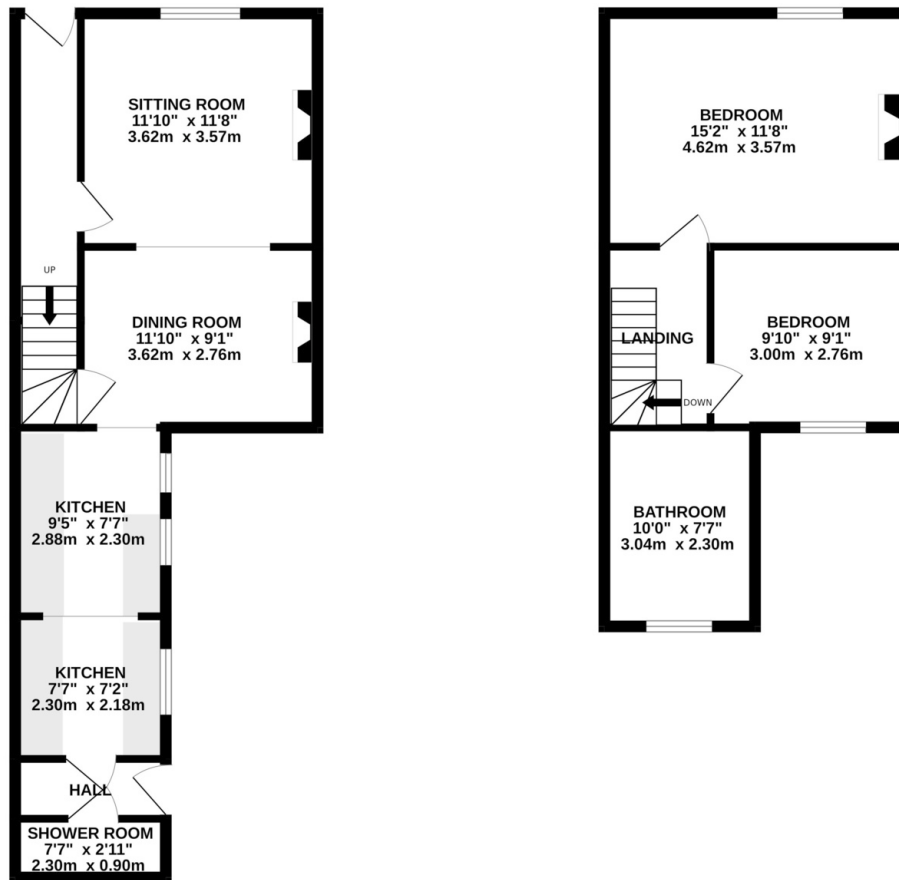
Passage at side is shared with neighbour and is kept locked by the owners.

### VIEWING PROCEDURE

Viewing of the property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771/ [kingslynn@brown-co.com](mailto:kingslynn@brown-co.com)

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D.I check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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