



Common Close

West Winch, King's Lynn, PE33 0LB

BROWN & CO



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IN THE POPULAR VILLAGE OF WEST WINCH

FOUR BEDROOM BUNGALOW

CUL-DU-SAC LOCATION

NO UPWARD CHAIN

OPPORTUNITY TO UPDATE AND STYLE TO THEIR OWN STANDARD

FRONT AND REAR GARDENS

GARAGE



INTRODUCTION

Brown&Co offers a four bedroom bungalow in West Winch, a popular and well-appointed village located south King's Lynn having easy access to the town, the A10 Ely and Cambridge road and mainline stations to Ely, Cambridge and London.

THE PROPERTY

The property is positioned at the end of a quiet cul-du-sac in the village, a short walk from the village centre, recreation ground, school and shop. There is parking and garage and front garden. Inside, there is a reception hall, sitting room, four bedrooms, kitchen breakfast room and bathroom. One of the bedrooms has been used as a second sitting room and has sliding doors to a rear patio installed. At the rear, the garden is laid to lawn with large planted border to the rear and mature trees. Modernising is required and the property presents an excellent opportunity to update a property to their own style and standard. The property has no upward chain.

SERVICES

Mains gas, water, electric, drainage.

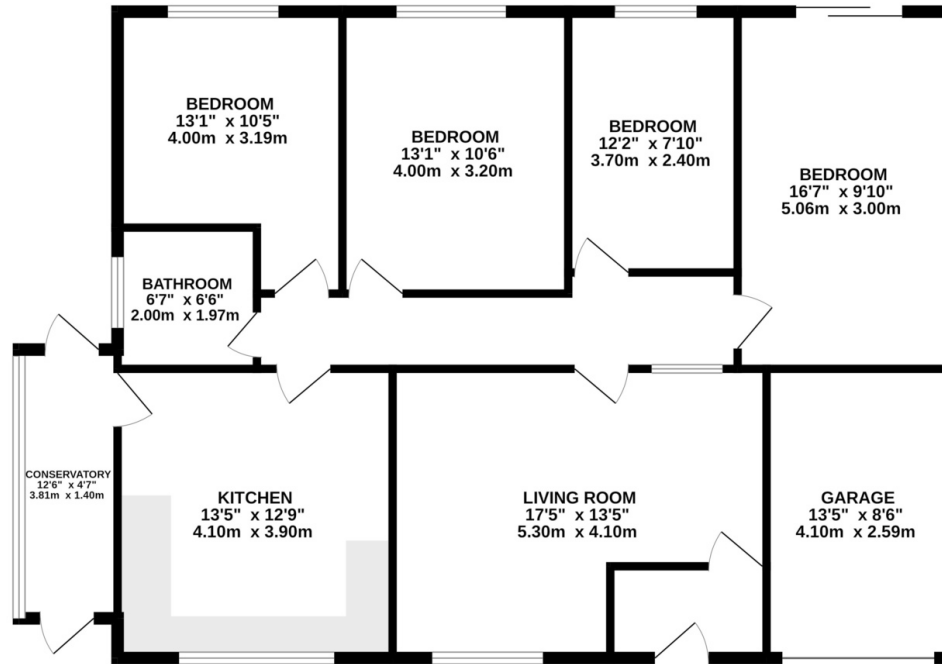
VIEWING PROCEDURE

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

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.

GROUND FLOOR
1220 sq.ft. (113.4 sq.m.) approx.



TOTAL FLOOR AREA: 1220 sq.ft. (113.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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