



**Beaumont Way, King's Lynn, PE30 4UB**

**welcome to**

**Beaumont Way, King's Lynn**

William H Brown are delighted to offer to market this beautifully presented three bedroom semi detached home, located within walking distance of Queen Elizabeth Hospital and local amenities. Viewing highly recommended!



## Entrance Hall

Radiator

## Lounge/Dining Room

Double Glazed Windows to Front and Rear, Radiator

## Kitchen

Wall and Base Units, Sink and Mixer Tap, Electric Hob and Oven with Overhead Extractor, Integrated Dishwasher, Window to Rear, Door to Rear

## Cloakroom

WC, Hand Wash Basin

## Bedroom One

Double Glazed Window to Front, Radiator, Fitted wardrobe

## Bedroom Two

Double Glazed Window to Rear, Radiator, Fitted wardrobe

## Bedroom Three

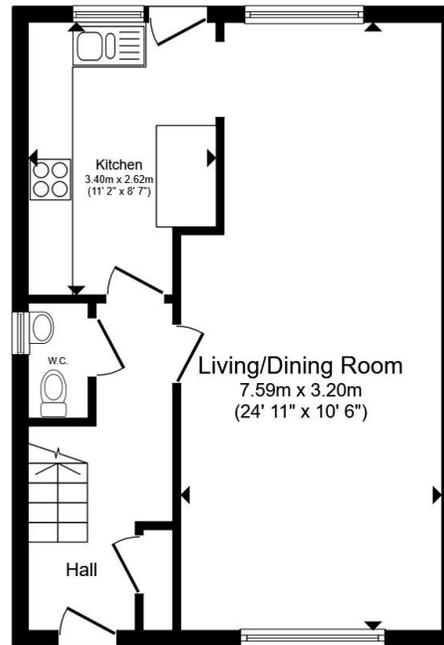
Double Glazed Window to Front, Radiator

## Bathroom

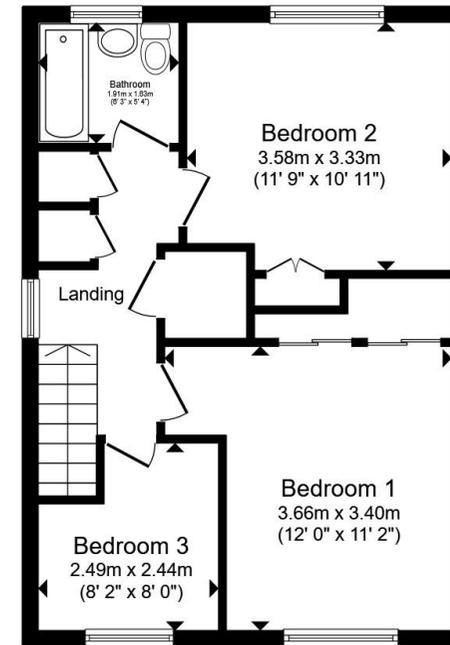
Bath, WC, Hand Wash Basin, Double Glazed Window to Rear

## Outside

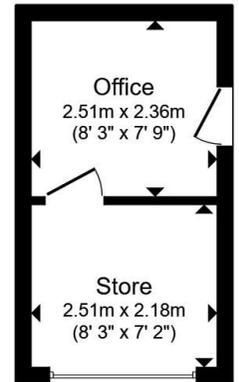
Driveway to Garage. Garage currently converted to create an office space and a store. Enclosed rear garden with a patio area and remainder laid to lawn



**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 102.7 m<sup>2</sup> (1,106 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](http://www.propertybox.io)



**view this property online** [williamhbrown.co.uk/Property/KLN119319](http://williamhbrown.co.uk/Property/KLN119319)



welcome to

## Beaumont Way, King's Lynn

- Well Presented Semi Detached Home
- Close to Queen Elizabeth Hospital
- Three Bedrooms
- Garage and Driveway Parking
- Move In Ready

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £235,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/KLN119319](http://williamhbrown.co.uk/Property/KLN119319)



Property Ref:  
KLN119319 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01553 771337**



[KingsLynn@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



[williamhbrown.co.uk](http://williamhbrown.co.uk)