



Thomas Street, King's Lynn, PE30 5QP

welcome to

Thomas Street, King's Lynn

William H Brown are delighted to offer to market this beautifully presented two bedroom terraced home in the sought after 'Chase' area of Kings Lynn. Viewing is highly recommended!



Lounge

11' 6" x 10' 10" (3.51m x 3.30m)

Front Door, Window to Front, Fireplace, Radiator

Kitchen

11' 4" x 8' 9" (3.45m x 2.67m)

Wall and Base Units, Sink and Mixer tap, Integrated Electric Oven and Hob, Space for Washing Machine, Space for Freestanding Fridge/Freezer, Window to Rear, Radiator, Stairs to First Floor

Shower Room

WC, Hand Wash Basin, Walk in Shower, Heated Towel Rail

Bedroom One

11' 5" x 11' (3.48m x 3.35m)

Window to Front, Radiator

Bedroom Two

9' 1" x 8' 8" (2.77m x 2.64m)

Window to rear, Radiator

Outside

Small Courtyard Area with Rear Gate Access



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.focalagent.com



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welcome to

Thomas Street, King's Lynn

- Beautifully Presented Throughout
- Recently Fitted Kitchen and Bathroom
- Two Well Proportioned Bedrooms
- Sought After 'Chase' Area Location
- Walking Distance to Town Centre, The Walks and Train Station

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119427 - 0008

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.



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