Greenpark Avenue, King's Lynn, PE30 2NB

welcome to

Greenpark Avenue, King's Lynn

William H Brown are delighted to offer to market this well presented three bedroom family home, complete with enclosed rear garden and off road parking. Viewing highly recommended!

Entrance Hall
Storage Cupboard

Lounge
17' 4" x 9' 7" (5.28m x 2.92m)
Windows to front and side, Radiator

Kitchen/Diner
18' 2" x 8' 4" (5.54m x 2.54m)
Wall and Base Units, Space for Freestanding Fridge/Freezer, Sink and Mixer Tap, Space for Washing Machine, Radiator, French Doors to Rear

Cloakroom
WC, Hand Wash Basin

Landing

Bedroom One
11' 10" x 9' 9" (3.61m x 2.97m)
Window to Side, Radiator

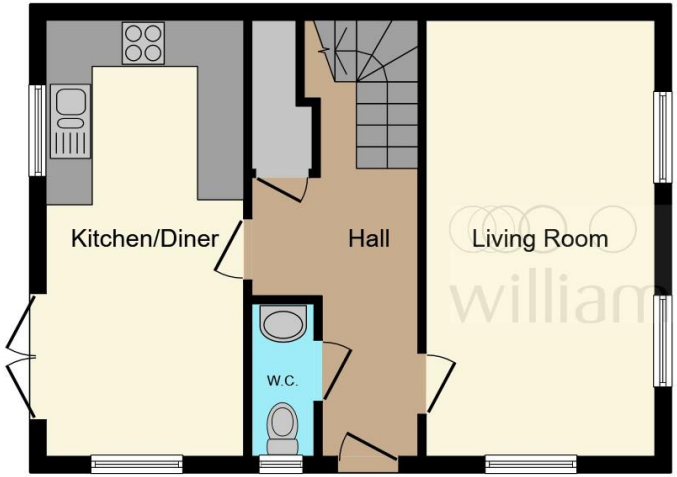
En Suite
Shower, WC, Hand Wash Basin, Radiator

Bedroom Two
10' x 11' (3.05m x 3.35m)
Window to rear, Radiator

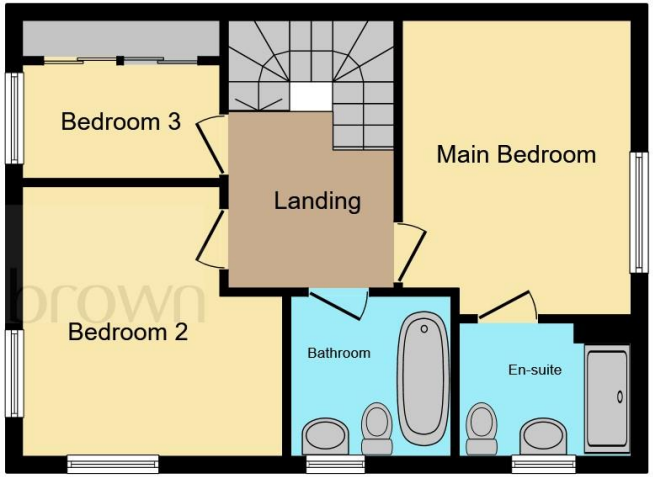
Bedroom Three
8' 4" x 6' 9" (2.54m x 2.06m)
Window to rear, Radiator

Family Bathroom
Bath, WC, Hand Wash Basin, Radiator

Outside
Enclosed Rear Garden, Two Allocated Parking Spaces



Ground Floor



First Floor

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

Greenpark Avenue, King's Lynn

- Semi Detached Home
- Three Bedrooms
- Lounge and Kitchen/Diner
- En Suite to Master and Family Bathroom
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£250,000

Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KLN119380 - 0002

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.

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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.