



**COUNTY COURT ROAD**

Kings Lynn, Norfolk, PE30 5EJ

**BROWN & CO**



## DESCRIPTION

Brown & Co are delighted to offer a mid-terrace two bedroom town house on the edge of the beautiful Walks Victorian Park in King's Lynn and under five minutes' walk to both the town centre and mainline station to Ely, Cambridge and London.

The house has a front garden set behind railings. The front door leads to hallway with open plan sitting room and doors to rear garden. There is a modern kitchen with modern boiler. Upstairs there are two bedrooms and bathroom with shower over bath. The entire property has been redecorated in preparation for sale and is offered with no upward chain.

The location of the house is highly desirable with more people choosing to live in the town and this dead end road has little passing traffic. The close proximity and pretty walk to the station makes this a perfect house for



commuters and King's Lynn itself offers a wide variety of amenities. Also a number of junior and high schools are within walking distance as well as the public library and river.

## ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

## SERVICES

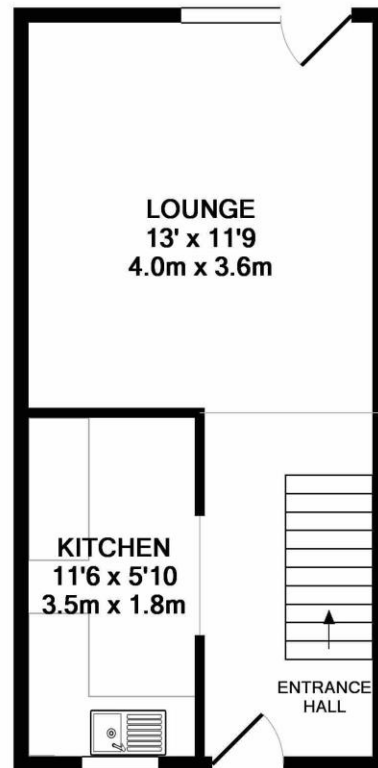
Services: Gas central heating, mains drainage

Council Tax Band: B

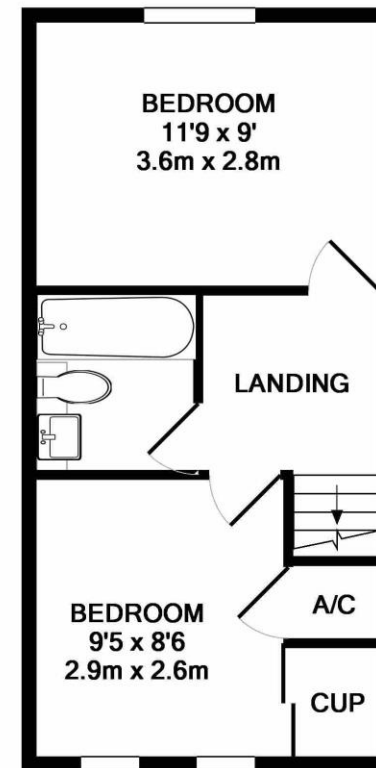
## SPECIFICATION:

- Viewing Essential
- Mid-terraced house
- Two bedrooms
- Centre of town location
- Modern kitchen
- Rear patio
- Newly redecorated
- NO UPWARD CHAIN





GROUND FLOOR  
APPROX. FLOOR  
AREA 288 SQ.FT.  
(26.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 288 SQ.FT.  
(26.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 577 SQ.FT. (53.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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