





Fells Warehouse, Market Lane, King's Lynn, PE30 1AX

welcome to

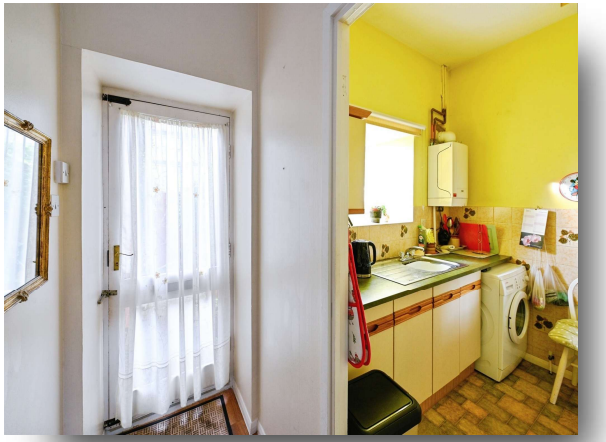
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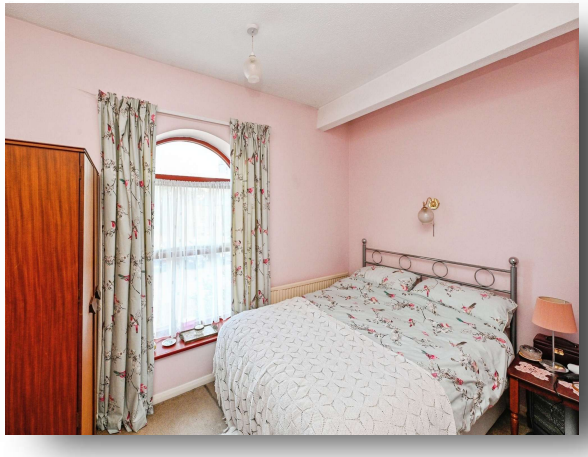
Combining character, convenience and a beautifully maintained courtyard garden, this charming Grade II Listed home enjoys an enviable town-centre setting. Located in the heart of Kings Lynn town centre, it's offered chain free and comes complete with allocated parking.













Accommodation:

Entrance Hall
Storage cupboard.

Cloakroom
Fitted with WC & wash hand basin.

Kitchen
This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, space for a freestanding cooker, space for an undercounter fridge and space & plumbing for a washing machine. Glazed window to the front.

Lounge
Two glazed windows to the rear. Stairs leading to the first floor. Radiator.

First Floor
Airing cupboard.

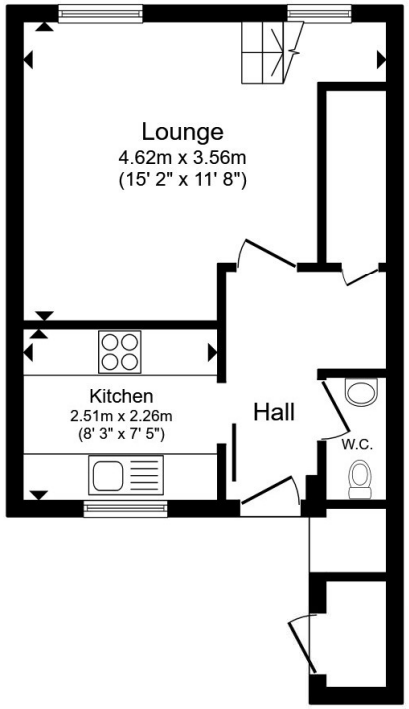
Bedroom One
Glazed window to the rear. Radiator.

Bedroom Two
Glazed window to the front. Radiator.

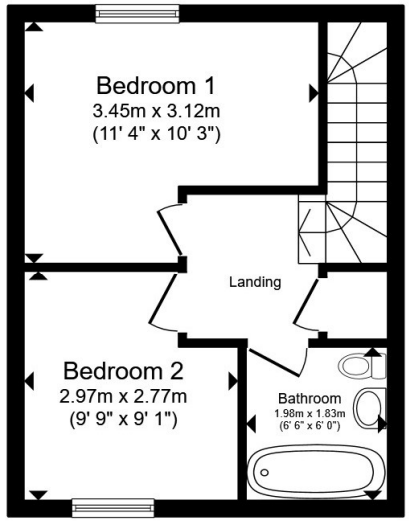
Bathroom
Fitted with WC, wash hand basin & bath with shower attachment.

Outside
Outside, the property benefits from an enclosed courtyard garden which is mainly laid to paving, alongside artificial grass & a garden shed. There is also one allocated parking space.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 60.1 m² (647 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

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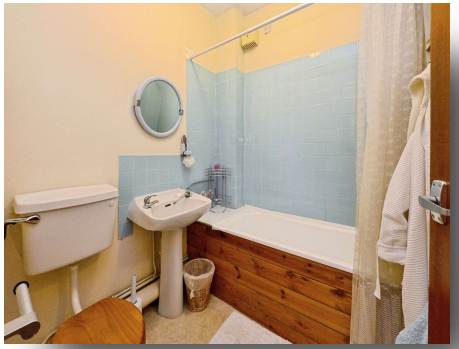
welcome to

Fells Warehouse, Market Lane, King's Lynn

- Two bedroom home
- Grade II listed
- Allocated parking
- Courtyard garden
- Town centre location

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£180,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KLN120342 - 0003

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.

01553 771337

KingsLynn@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.