



**Church Road, Wimbotsham, King's Lynn, PE34 3QG**

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**Church Road, Wimbotsham, King's Lynn**

Located in the sought-after village of Wimbotsham, lies this spacious 3 bedroom end-terraced cottage, offering fantastic renovation potential. The property boasts spacious living areas throughout, plus a large outbuilding with annexe potential, off-road parking & walking distance to amenities!



## Auctioneer's Comments

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## Accommodation:

Double-glazed entrance door to:

### Kitchen

12' 4" x 6' 7" ( 3.76m x 2.01m )  
Fitted with wall & base units with work surfaces over, a stainless steel sink & drainer unit, and space for a low-level oven with electric hob over. Radiator. Double-glazed window to the rear. Double-glazed door to the side.

### Utility Area

16' 4" x 7' 3" max ( 4.98m x 2.21m max )  
Lean-to style. Fitted with base units with work surfaces over. Double-glazed window to the rear.

### Shower Room

Fitted with WC, wash hand basin & shower cubicle. Radiator. Storage cupboard. Single-glazed window to the rear.

### Lounge / Diner

23' 6" x 13' ( 7.16m x 3.96m )  
Double-glazed windows to the front & side. Three radiators. Feature fireplace. Stairs leading to the first floor landing with under-stairs storage cupboard.

### First Floor Landing

Stairs from the lounge/diner. Loft access.

### Bedroom One

13' x 10' 1" ( 3.96m x 3.07m )  
Double-glazed window to the front. Radiator.

### Bedroom Two

7' x 8' 4" ( 2.13m x 2.54m )  
Double-glazed window to the side. Radiator.

### Bedroom Three

9' 6" x 5' 6" ( 2.90m x 1.68m )  
Double-glazed window to the side. Radiator.

### Bathroom

Fitted with WC, wash hand basin & bath with shower over. Double-glazed window to the rear.

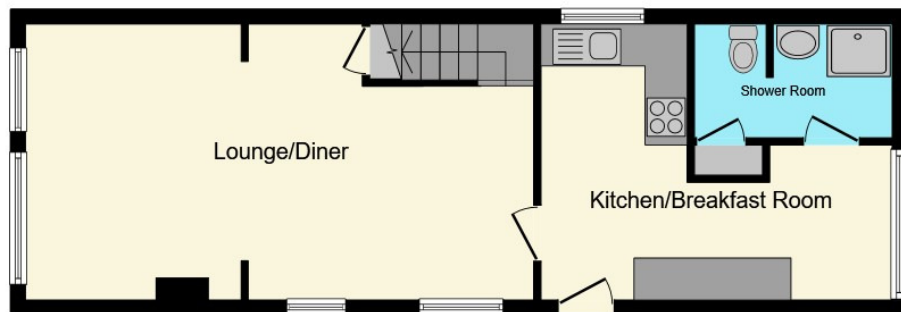
### Outside

To the side of the property, a gravelled driveway provides off-road parking for 4 cars. The rear garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area & gravelled area. There is also a detached outbuilding which offers potential for an annexe (subject to correct planning permissions being granted), and offers two separate rooms, as well as a shower room.

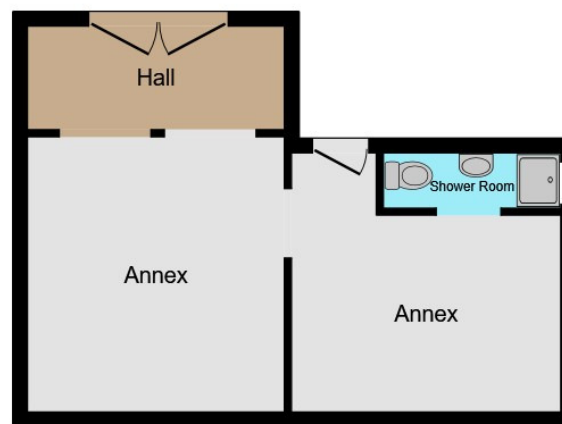


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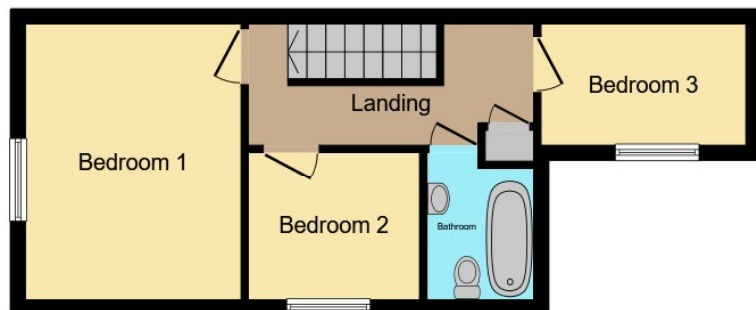
**Ground Floor**



**Outbuilding**



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**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](http://www.focalagent.com)

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## Church Road, Wimbotsham, King's Lynn

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 bedroom end-terraced cottage
- Renovation potential

Tenure: Freehold EPC Rating: E

guide price

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM112241 - 0002

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**01366 387638**



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



2 Market Place, DOWNHAM MARKET, Norfolk,  
PE38 9DE



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