





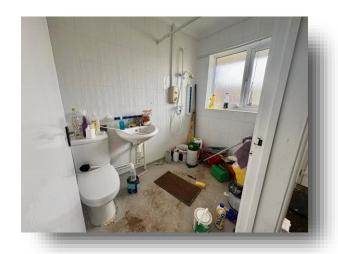




welcome to

Queens Close, Wereham, King's Lynn

Chain free! This one bedroom mid-terraced bungalow in the sought-after village of Wereham offers great potential! Featuring a spacious lounge, kitchen, wet room, off-road parking & enclosed rear garden, this truly is the perfect blank canvas for anyone looking to put their own stamp on a home.









Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Loft access. Electric radiator.

Lounge

13' 2" x 11' 9" (4.01m x 3.58m)

Double-glazed window to the front. Electric radiator. Airing cupboard.

Kitchen

7' 8" x 9' 4" (2.34m x 2.84m)

Double-glazed window to the rear. Double-glazed door to the rear. Electric radiator.

Bedroom

11' 5" x 10' 9" (3.48m x 3.28m)

Double-glazed window to the rear. Electric radiator.

Wet Room

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

Outside

To the front of the property, a gravelled driveway provides off-road parking for 2 cars. To the rear, the garden is enclosed by timber & wire fencing & is laid to lawn.

Agent's Note

Heating to the property is served by electric radiators. Please contact the branch for more information if required.



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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Queens Close, Wereham, King's Lynn

- 1 bedroom mid-terraced bungalow
- Driveway parking
- Enclosed rear garden
- Potential to improve + modernise
- No onward chain!

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£125,000

view this property online williamhbrown.co.uk/Property/DHM112683



Property Ref: DHM112683 - 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.

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Please note the marker reflects the postcode not the actual property





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