



Corner Cobbles The Green, Weasenham King's Lynn PE32 2TD

welcome to

Corner Cobbles The Green, Weasenham King's Lynn

** GUIDE PRICE £195,000 - £210,000 ** Corner Cobbles is an immaculately presented brick & flint cottage which benefits from two double bedrooms, modern kitchen-diner & sitting room with feature brick fireplace & wood burning stove. There are gardens to the front and rear aspect.



Lounge

17' 1" x 12' (5.21m x 3.66m)

Multi fuel wood burner, storage cupboard, electric storage and double glazed window to the front of the property.

Kitchen

7' x 15' (2.13m x 4.57m)

Kitchen with wall and base units, electric oven and hob, sink with drainer, tiled floor, tiled splash back, space for washing machine and fridge, electric box, character stained glass window, wooden stable door to the rear and double glazed window to the rear of the property.

Landing

Loft access, storage cupboard, radiator and double glazed window to the side of the property.

Bedroom One

13' x 9' (3.96m x 2.74m)

Built in wardrobes, airing cupboard and double glazed window to the front of the property.

Bedroom Two

9' x 7' (2.74m x 2.13m)

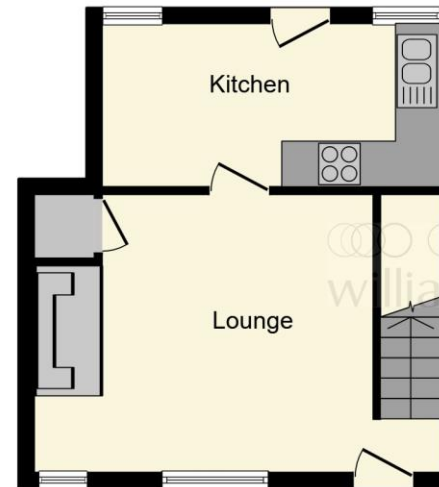
Double glazed window to the rear of the property.

Bathroom

Suit comprising of bath, electric shower, WC, wash hand basin, heated towel rail, extractor, tiled and double glazed window to the rear of the property.

Outside

To the front of the property there is a picket fence enclosing the front garden, this is mainly laid to lawn with flowers and steps down to the front door, the rear garden is an enclosed courtyard seating area.



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



view this property online williamhbrown.co.uk/Property/FKM107827



welcome to

Corner Cobbles The Green, Weasenham King's Lynn

- ** GUIDE PRICE £195,000 - £210,000 **
- BRICK & FLINT COTTAGE
- WOOD BURNING STOVE
- NEW WINDOWS
- LOOKING OVER THE POND

Tenure: Freehold EPC Rating: D

£195,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM107827



Property Ref:
FKM107827 - 0008

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.

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.



william h brown



01328 864922



Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM,
Norfolk, NR21 9DY



williamhbrown.co.uk