



Trenowath Place, King's Lynn, Norfolk
PE30 1EN

BROWN & CO



Trenowath Place, King's Lynn, Norfolk, PE30 1EN

Two bedroom cottage and attic room

Private parking space

River terrace

Communal garden space overlooking river

Residents summerhouse

Stones throw from the town centre

Very rare chance to buy

No upward chain

Contact Brown & Co to view



DESCRIPTION

A very rare opportunity to acquire a cottage on Trenowath Place, King Street, King's Lynn offered with no upward chain.

This small row of cottages is one of the most sought-after locations in the town and they are very seldom offered for sale. This particular property we understand to be the largest in the terrace and is offered with private parking space and use of communal river terrace and summer house.

The property features an open-plan sitting/dining room and fitted kitchen to the ground floor. On the first floor are two bedrooms and a family bathroom. There is also a second floor attic room.

Outside, there is private allocated parking space which is conveniently located opposite the front door. Trenowath Place also includes a landscaped communal garden and river terrace and residents summerhouse overlooking the Great River Ouse, offering residents a picturesque spot for social events.

King's Lynn

Set on the banks of the River Ouse, King's Lynn is a historic town with a vibrant blend of old-world charm and modern amenities. Highlights include the medieval town center, the Vancouver Shopping Centre, and a variety of shops, restaurants, and leisure facilities, including a cinema, swimming pool, and theatre. The town is well-connected, with mainline rail links to London King's Cross (approximately 1 hour 40 minutes via Cambridge) and road links via the A47 and A10. Nearby attractions include the Sandringham Estate and the stunning North Norfolk coastline.

Property Details

Parking: Allocated private space directly opposite the cottage.

Communal Amenities: Landscaped garden area with a summerhouse and gated terrace by the river.

Energy Efficiency Rating: D

Council Tax: B

Leasehold Information:

Lease: 999 years from 1987.

Annual Maintenance Charge: £1040 (includes buildings insurance, site cleaning, gardening, communal electricity, summerhouse maintenance, and window cleaning except rear).

Services

Mains water, electricity, and gas-fired central heating.

VIEWING PROCEDURE

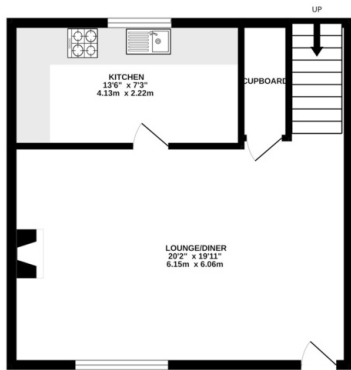
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

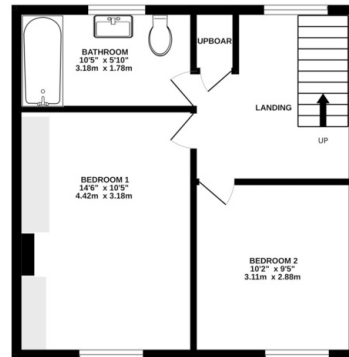
Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017.

Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

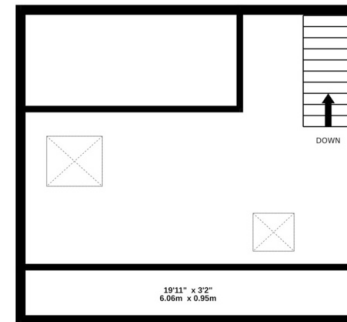
GROUND FLOOR
397 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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