









welcome to

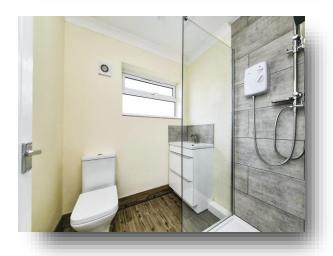
Station Road, Clenchwarton, King's Lynn

Located in the popular village of Clenchwarton which has good local amenities including local convenience store/post office and a primary school together with having easy access into Kings Lynn town centre.













Entrance Door To:- Entrance Hall

Radiator, loft access, airing cupboard housing hot water tank

Lounge

16' 2" max x 11' 11" max (4.93m max x 3.63m max) Double glazed window, radiator, wood effect laminate floor

Kitchen

11' 3" x 8' 11" (3.43m x 2.72m)

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space for cooker, washing machine and fridge, pantry cupboard, radiator, double glazed door to rear

Shower Room

Shower cubicle, low level WC, wash hand basin, double glazed window, radiator

Bedroom One

11' 10" x 10' 9" (3.61m x 3.28m) Double glazed window, radiator

Bedroom Two

10' 9" x 9' 1" (3.28m x 2.77m) Double glazed window, radiator

Outside

To the front is a driveway giving off road parking for two/three cars and leads to a single garage with up and over door, power and light and courtesy door to rear. The rear garden is laid to lawn and enclosed by timber fencing.





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Station Road, Clenchwarton, King's Lynn

- Popular Village of Clenchwarton
- Detached Bungalow
- Two Bedrooms
- Recently Renovated
- New Kitchen and Bathroom

Tenure: Freehold EPC Rating: E

£220,000







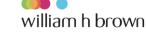


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN117822



Property Ref: KLN117822 - 0006 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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