



**Aurora, Magdalen Road, Wiggshall, St. Germans, King's
Lynn PE34 3HJ**

welcome to

Aurora, Magdalen Road, Wiggenhall St. Germans, King's Lynn

****SOLD PRIOR TO MARKETING****

Located in a rural position in the village of Wiggenhall St Germans which has good local facilities including convenience store/post office, public house and good bus links into Kings Lynn town centre.



Located in Wiggshall St Germans which has easy access into Kings Lynn town centre which has a wide range of amenities including shops, schools and leisure facilities. There is a main line station with rail links to Ely, Cambridge and London's Kings Cross Station. This detached bungalow which is of non standard construction comprises entrance hall, lounge three bedrooms and a bathroom. Outside the land extends to approximately 1.6 of acres (subject to measured survey) there is ample parking and a number of sheds and outbuildings. The property is being offered with no onward chain and viewing is highly recommended to appreciate all this property has to offer.

Entrance Door To

Entrance Hall

Lounge

15' 1" x 10' 10" (4.60m x 3.30m)

Kitchen

15' 3" x 10' 3" (4.65m x 3.12m)

Conservatory

14' 5" x 6' 5" (4.39m x 1.96m)

Bedroom One

12' x 10' 7" (3.66m x 3.23m)

Bedroom Two

10' 10" x 8' 9" (3.30m x 2.67m)

Bedroom Three

11' 10" x 10' 4" (3.61m x 3.15m)

Bathroom

Outside

Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.



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welcome to

Aurora Magdalen Road, Wiggshall St. Germans King's Lynn

- Rural Location
- Detached Bungalow
- Non Standard Construction
- Three Bedrooms
- Plot Extends to 1.6 acres (STMS)

Tenure: Freehold EPC Rating: Awaited

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN117944 - 0005

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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