



**Rose Cottage, Marshland Street, Terrington St. Clement, King's Lynn, PE34 4NE**

**welcome to**

## **Rose Cottage, Marshland Street, Terrington St. Clement, King's Lynn**

Located in the popular village of Terrington St Clement and close to local amenities is this spacious two bedroom semi detached house which is being offered with no onward chain.

### **Double Glazed Entrance Door To**

#### **Lounge/ Diner**

19' 11" x 13' ( 6.07m x 3.96m )

Double glazed window, radiator, stairs to first floor

#### **Kitchen**

12' 5" max x 10' max ( 3.78m max x 3.05m max )

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, electric hob, extractor over, space for fridge freezer and washing machine, wall mounted boiler, double glazed window, double glazed door to rear, ceramic tiled floor

#### **Bathroom**

6' 8" x 5' 7" ( 2.03m x 1.70m )

Shower, wash hand basin, low level WC, radiator, double glazed window, ceramic tiled floor

### **First Floor Landing**

#### **Bedroom One**

9' 8" x 13' 2" into recess ( 2.95m x 4.01m into recess )

Double glazed window, radiator

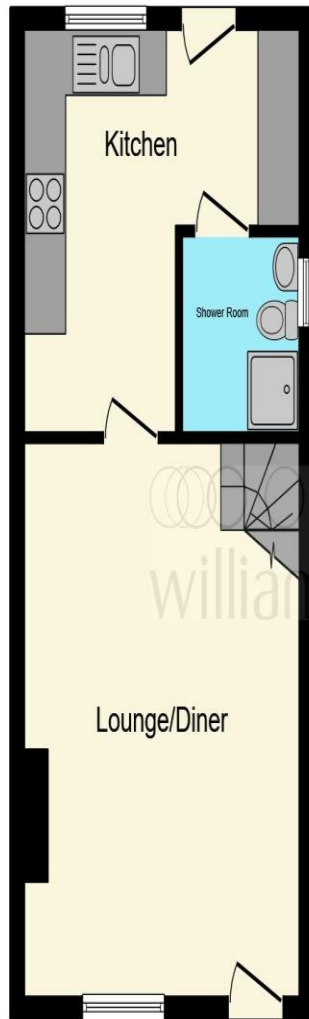
#### **Bedroom Two**

10' 2" x 9' 6" ( 3.10m x 2.90m )

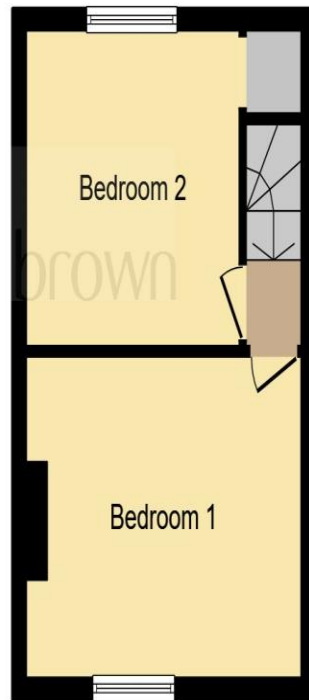
Double glazed window, radiator

### **Outside**

To the front is an enclosed gravel garden with side gate giving access to the good size rear garden which is laid mainly to lawn and enclosed by timber fencing.



**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](http://www.focalagent.com)



welcome to

**Rose Cottage Marshland Street,  
Terrington St. Clement King's Lynn**

- Popular Village of Terrington St Clement
- Semi Detached House
- Two Bedrooms
- Lounge/Dining Room
- Good Size Garden

Tenure: Freehold EPC Rating: F

**£180,000**



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Property Ref:  
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