



Churchgate Way, Terrington St. Clement, King's Lynn, PE34 4LZ

welcome to

Churchgate Way, Terrington St. Clement, King's Lynn

William H Brown are delighted to offer to market this character property, requiring renovation but full of potential! Viewing highly recommended.



Entrance Door To:-

Lounge

12' 5" x 13' 8" (3.78m x 4.17m)
Window to front, radiator, beamed ceiling

Dining Room

11' 6" x 10' 1" (3.51m x 3.07m)
Radiator, exit door

Kitchen

11' 3" x 8' 1" (3.43m x 2.46m)
Radiator, window to rear

Bathroom

Bath, wash hand basin, part tiled walls, double glazed window

Bedroom One

9' 5" x 13' 10" max (2.87m x 4.22m max)
Window to front, radiator

Bedroom Two

11' 9" x 8' 7" (3.58m x 2.62m)
Window to rear, radiator

Bedroom Three

10' 10" max x 7' 4" (3.30m max x 2.24m)
Window to side aspect, radiator

Annex

Kitchen/ Diner

14' 4" x 10' 5" (4.37m x 3.17m)
Door to rear, window to side, radiator

Shower Room

Shower cubicle, low level WC, wash hand basin, radiator

Bedroom

9' 7" x 8' 11" (2.92m x 2.72m)
Window to side, radiator

Outside

There is an enclosed rear garden laid mainly to lawn with garage.

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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Churchgate Way, Terrington St. Clement, King's Lynn

- In need of renovation
- Character property
- Kitchen
- Three bedrooms
- Integral annex

Tenure: Freehold EPC Rating: D

offers in excess of

£140,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN118859 - 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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