



**Middle Cottage And Fairfield, Main Road, West Bilney, King's  
Lynn, PE32 1HP**



**welcome to**

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We are acting in the sale of the above property and have received an offer of £200,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of



## Double Glazed Entrance Door To

### Lounge

13' 9" x 9' 10" ( 4.19m x 3.00m )  
Double glazed window, radiator

### Dining Room

13' 9" x 13' 9" max ( 4.19m x 4.19m max )  
Double doors to rear, stairs to first floor

### Bathroom

7' 1" x 6' 3" ( 2.16m x 1.91m )  
Bath, low level WC, wash hand basin, radiator

### Kitchen/ Breakfast Room

13' 11" max x 9' 11" ( 4.24m max x 3.02m )  
Range of base and wall units, roll edge work top  
inset stainless steel sink with mixer tap over, built-in  
double oven, electric hob, space for washing  
machine and fridge freezer, double glazed window,  
stable door to rear, ceramic tiled floor, radiator

### Family Room

14' max x 10' 1" max ( 4.27m max x 3.07m max )  
Double glazed window, radiator

### Utility

14' 8" x 6' 1" ( 4.47m x 1.85m )  
Radiator

### First Floor Landing

Radiator, double glazed window, airing cupboard  
space

### Bedroom One

13' 11" x 10' 4" ( 4.24m x 3.15m )  
Double glazed window, radiator

### Bedroom Two

14' 6" x 10' 8" ( 4.42m x 3.25m )  
Double glazed window, radiator

### Bedroom Three

10' 7" x 9' 3" ( 3.23m x 2.82m )  
Double glazed window, radiator

### Outside

There is a large rear garden and ample parking to  
the front.



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## **Middle Cottage And Fairfield, Main Road, West Bilney, King's Lynn**

- In Need of Some Refurbishment
- Semi Detached Cottage
- Three Bedrooms
- Three Reception Rooms
- Breakfast/Kitchen

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

# £215,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN118919 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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