



**Bridge Cottages Lynn Road, Setchey King's Lynn PE33 0AY**



**welcome to**

**Bridge Cottages Lynn Road, Setchey King's Lynn**

Ideal first time buy or investment opportunity with this well presented and deceptively spacious two bedroom end of terrace cottage. Viewing highly recommended to appreciate all this wonderful property has to offer.



**Entrance Door To:-  
Entrance Porch**

door to:-

rear garden is laid to slab and decking for easy maintenance and has a garden pond, summer house, two sheds and a pergola. there is a right of access at the rear to take bins out

**Lounge Area**

11' 10" x 13' 2" into recess ( 3.61m x 4.01m into recess )  
Wood flooring, radiator, wood burner, double glazed window, archway to:-

**Dining Area**

13' 1" x 10' ( 3.99m x 3.05m )  
Stairs to first floor, two radiators, opening to:-

**Kitchen**

12' 2" x 7' 4" ( 3.71m x 2.24m )  
Base and wall units, roll edge work top, inset sink with mixer tap over, space for cooker, extractor over, space for fridge, ceramic tiled floor, double glazed window, door to rear lobby

**Bathroom**

13' 5" x 4' 9" max ( 4.09m x 1.45m max )  
Shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window, wood effect tiled floor, airing cupboard housing oil boiler

**Utility**

8' 7" x 5' 3" ( 2.62m x 1.60m )  
Radiator, ceramic tiled floor, space and plumbing for washing machine and fridge freezer, double glazed window, double glazed door to rear

**First Floor Landing**

Loft access, radiator

**Bedroom One**

13' 7" max x 10' ( 4.14m max x 3.05m )  
Double glazed window, radiator

**Bedroom Two**

12' 2" max x 10' 3" max ( 3.71m max x 3.12m max )  
Fitted wardrobes, double glazed window, radiator

**Outside**

Enclosed front garden with flowers and shrubs. The



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## **Bridge Cottages Lynn Road, Setchey King's Lynn**

- End of Terrace Cottage
- Two Bedrooms
- Open Plan
- Lounge and Dining Area
- Utility

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers over  
**£170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN119049 - 0003

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**william h brown**



**01553 771337**



[KingsLynn@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



40-42 King Street, KING'S LYNN, Norfolk, PE30  
1ES



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**