



Small Holdings Road, Clenchwarton, King's Lynn, PE34 4DY

welcome to

Small Holdings Road, Clenchwarton, King's Lynn

William H Brown is delighted to offer to market this three double bedroom bungalow, sat in the popular and well connected village of Clenchwarton. Set on a sizable plot, this property offers great scope to update or extend (subject to planning permission). NO CHAIN. Viewing highly recommended!



Entrance Porch

Entrance Hall

Radiator

Lounge

18' 4" x 10' 4" (5.59m x 3.15m)

Windows to front and side, radiator

Kitchen

12' 4" x 10' 4" (3.76m x 3.15m)

Wall and Base Units, Sink and Mixer tap, Space for cooker, Space for undercounter fridge, Window to side, Door to Conservatory

Conservatory

Base unit, Space for Washing Machine and Tumble Dryer, Door to rear

Bedroom One

12' 11" max x 10' 4" max (3.94m max x 3.15m max)

Window to rear, Radiator

Bedroom Two

12' max x 10' 3" max (3.66m max x 3.12m max)

Window to side, Radiator

Bedroom Three

11' 11" max x 10' 4" max (3.63m max x 3.15m max)

Window to front, Radiator

Bathroom

Shower, WC, Hand Wash Basin, Heated Towel Rail,, Window to rear, Loft access

Cloakroom

WC

Outside

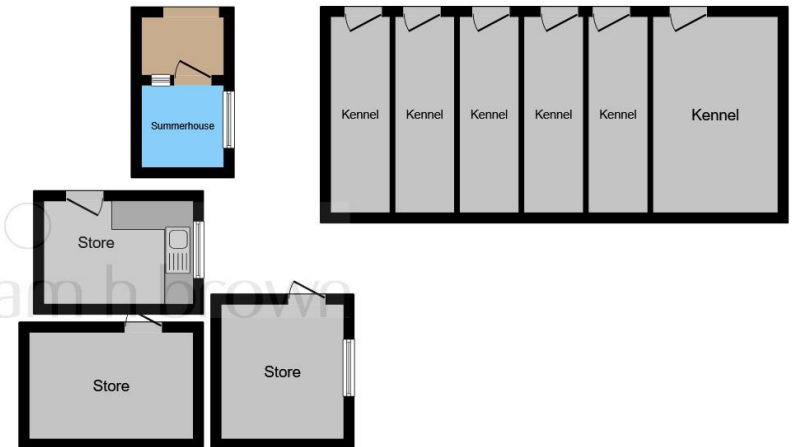
Ample driveway parking, Car Port, four brick/ block outbuildings, Dog Kennels, Summer House. private garden mainly laid to lawn with established fruit trees.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



Floor Plan



Outbuilding

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



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Small Holdings Road, Clenchwarton, King's Lynn

- Great scope to update or extend (STPP)
- Detached Bungalow
- Three Double Bedrooms
- Lounge & Kitchen
- Conservatory

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£265,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN118997 - 0003

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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