



**Manor Terrace, Terrington St. Clement, King's Lynn, PE34 4NF**

**welcome to**

## **Manor Terrace, Terrington St. Clement, King's Lynn**

William H Brown are delighted to offer to market this well presented three bedroom mid terrace home, located close to the local amenities of Terrington St Clement. Viewing is highly recommended!



## Lounge

15' 1" max x 12' 1" ( 4.60m max x 3.68m )

Radiators, Double Glazed Double Doors to Rear

Courtyard, Walk-in Under stairs Cupboard, Multi Fuel Burner Set in Fireplace with Wood Surround

## Dining Room

12' x 11' 9" max ( 3.66m x 3.58m max )

Window to Front, Radiators, Fireplace Set in a Wood Surround

## Kitchen

10' 8" x 8' ( 3.25m x 2.44m )

Base units, Twin Bowl Ceramic Sink Unit with Single Drainer and Mixer Tap Over, Spaces for Cooker and Fridge Freezer, Window to Rear

## Bathroom

Panelled bath, Low level WC, Wash Hand Basin Set on Freestanding Unit with Mixer Tap

## First Floor Landing

Doors to Bedrooms One, Bedroom Two and stairs to Second Floor

## Bedroom One

8' max x 9' 3" ( 2.44m max x 2.82m )

Window to Rear, Radiator

## En Suite

Corner Shower Unit, WC, Wash Hand Basin, Mostly Wood Panelled Walls

## Bedroom Two

15' 1" max x 11' 8" ( 4.60m max x 3.56m )

Window to front, Radiator, Built in wardrobe

## Bedroom Three

14' 9" max x 14' max ( 4.50m max x 4.27m max )

Access to roof space, UPVC double glazed dormer window to front, low level sliding doors to provide access to the eaves

## Outside

Front garden laid mainly to lawn with concrete path to front Entrance door. Rear paved courtyard to the rear of the Living Room and Kitchen, door to workshop/store, gate giving pedestrian access to the rear parking area which is laid to concrete



Ground Floor

First Floor

Second 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)



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## Manor Terrace, Terrington St. Clement King's Lynn

- Victorian Mid Terrace
- Lounge
- Dining Room
- Three Bedrooms
- Downstairs Bathroom and Upstairs Shower Room

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers over

**£180,000**



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Property Ref:  
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Please note the marker reflects the postcode not the actual property



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