



**Main Road, Terrington St. John Wisbech PE14 7RR**



## Welcome to

### Main Road, Terrington St. John Wisbech

LOOKING FOR A QUIANT COTTAGE? Situated in the popular village of Terrington St John, this semi-detached cottage offers an eclectic mix of character features with some modern touches and viewing is highly recommended! There are three bedrooms, one of which is to the ground floor with a refitted en-suite shower room and also a refitted bathroom to the first floor. There is also a 28' garage/workshop and the vendor advises that a new roof and a new central heating boiler have recently been done.





**Ground Floor**

**First Floor**

**Lounge**

11' 10" x 14' 9" maximum ( 3.61m x 4.50m maximum )

**Kitchen/Dining Room**

15' 8" x 13' 4" maximum ( 4.78m x 4.06m maximum )

**Rear Hallway**

**Ground Floor Bedroom**

14' 8" x 7' 1" ( 4.47m x 2.16m )

**En-Suite**

9' 10" x 4' 8" ( 3.00m x 1.42m )

**First Floor Landing**

**Bedroom One**

11' 10" x 14' 10" maximum ( 3.61m x 4.52m maximum )

**Bedroom Two**

6' 3" x 9' 3" ( 1.91m x 2.82m )

**Bathroom**

9' 1" x 5' 6" ( 2.77m x 1.68m )

**Garage/Workshop**

28' 6" x 12' 2" maximum ( 8.69m x 3.71m maximum )

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)

## Welcome to

### Main Road, Terrington St. John Wisbech

- Established semi-detached cottage
- Three bedrooms, one with refitted en-suite
- Refitted main bathroom
- 28' garage/workshop
- Popular village location

Tenure: Freehold EPC Rating: E

offers in excess of

# £200,000

### Directions to this property:

From the Freedom Bridge roundabout take the B198 Lynn Road exit. Proceed to the A47 and turn left following the signs for Kings Lynn. Take the second exit and turn right over the flyover. At the "T" junction turn left into Main Road, Terrington St John where the property can be found on your right hand side. Look for our board!



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB125471](https://www.williambrown.co.uk/Property/WSB125471)



Property Ref:  
WSB125471 - 0004

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.



william h brown



**01945 464451**



[Wisbech@williambrown.co.uk](mailto:Wisbech@williambrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



[williambrown.co.uk](https://www.williambrown.co.uk)