

1 Warrens Road, Clenchwarton, King's Lynn, PE34 4AR
£220,000



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Council Tax Band: A

OFFERED WITH NO ONWARD CHAIN! We are delighted to offer 3 bedroom semi-detached property located in the popular village of Clenchwarton in a quiet cul-de-sac. This property sits on a good size corner plot, offering ample outdoor space with gated entrance. Though the property would benefit from modernisation throughout, it presents an exciting project for those with a vision.

The house has accommodation briefly comprising: Lounge, Reception room, Kitchen, Shower/Wet room, Boiler Room/Utility, Three Bedrooms, Bathroom, Cloakroom. This property must be viewed to be appreciated!

Lounge

13'2" x 16'6" (4.03 x 5.05)

UPVC double glazed window to front aspect, open fireplace, radiator.

Kitchen

13'10" x 10'8" (4.23 x 3.26)

UPVC double glazed window to rear aspect, storage cupboard/pantry, radiator.

Dining room

18'2" x 9'5" (5.55 x 2.89)

Two UPVC double glazed windows to side and front aspect.

Bedroom one

11'5" x 9'2" (3.50 x 2.80)

UPVC double glazed window to rear aspect, radiator.

Bedroom two

15'2" x 7'8" (4.64 x 2.34)

UPVC double glazed window to front aspect, radiator.

Bedroom three

15'2" x 8'6" (4.64 x 2.61)

UPVC double glazed window to front aspect, radiator.

Shower room

UPVC double glazed window to rear aspect, radiator.

En-suite bathroom

UPVC double glazed window to rear aspect, radiator

Outside

Enjoying a corner plot the property benefits from good size side and rear gardens enclosed with mixture of hedge and wooden panel fencing as well as gated driveway providing off road parking.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	