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

















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£220,000

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,

#### **Bedroom two**

radiator.

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.

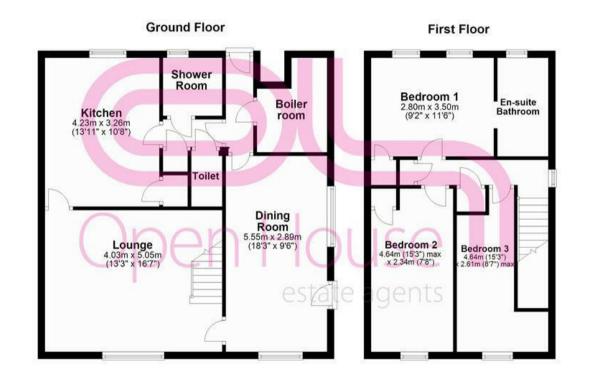
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