



**Station Road, Snettisham, KING'S LYNN, PE31 7QW**

**welcome to**

**Station Road, Snettisham KING'S LYNN**

William H Brown proudly presents this mid-terraced character property, which has proved a successful rental property over the past 9 years, set within the popular village of Snettisham. THIS IS A MUST SEE PROPERTY!



### Entrance Porch

Door leading to the lounge

### Lounge

11' 6" x 11' 7" ( 3.51m x 3.53m )

The lounge has a working open fire which is swept yearly, built in bookshelf and has newly laid carpet.

### Dining Room

12' 4" x 11' 6" ( 3.76m x 3.51m )

Victoria kitchen range and open arch through to the kitchen.

### Kitchen

14' 6" x 12' 6" ( 4.42m x 3.81m )

This is an L-shape kitchen that has a fridge, dishwasher, and machine along with an electric oven with gas hob, extractor fan and two ceiling windows.

### Downstairs Cloakroom

The cloakroom has mid-level WC and wash hand basin. The boiler is also housed here and is a combi boiler.

### Ground Floor Bathroom

The bathroom has a WC, wash hand basin and a bath with mixer taps, shower above and glass shower screen, fully tiled walls and heated towel rail.

### Landing

Loft access.

### Bedroom 1

10' 2" x 11' 10" ( 3.10m x 3.61m )

Bedroom 1 is a large double bedroom with a large window to the front aspect and open fire place that isn't currently functioning.

### Bedroom 2

12' 4" x 8' 9" ( 3.76m x 2.67m )

Bedroom 2 is a large bedroom with an open fireplace that isn't currently functioning.

### Bedroom 3

8' 9" x 6' 8" ( 2.67m x 2.03m )

This is a single room with a window looking out to the rear garden.

### Front Of The Property

There is on street parking available.

### Rear Garden

There is two gates for right of way for owners and neighbours to take bins to the front and a small shed and a summer house.

### Agent's Note

Please note that the purchase of the furniture is negotiable.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Station Road, Snettisham, KING'S LYNN

- 3 BEDROOM MID-TERRACED CHARACTER PROPERTY
- POPULAR VILLAGE LOCATION
- GAS CENTRAL HEATING
- PERIOD PROPERTY
- NEW BOILER

Tenure: Freehold EPC Rating: C

# £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HUN104946 - 0006

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william h brown



**01485 534506**



[hunstanton@williamhbrown.co.uk](mailto:hunstanton@williamhbrown.co.uk)



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**