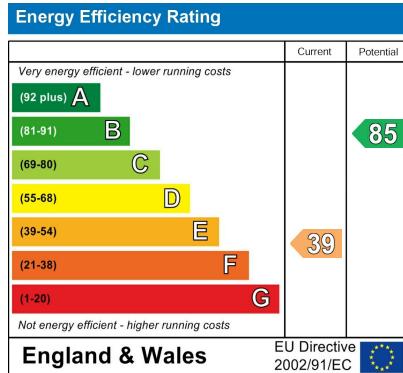


DIRECTIONS

SATNAV: PE34 4NY



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NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

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This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

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"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

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12, Emorsgate Terrington St. Clement King's Lynn PE34 4NY

TWO BEDROOM COTTAGE WITH OFF ROAD PARKING

King's Lynn

£250,000 Freehold

01553 692828
sales@brittons.net





UTILITY ROOM

Tiled flooring, window and door to the front, space and plumbing for washing machine, space for tumble drier and fridge/freezer, single radiator.

77" x 72" (2.31m x 2.18m)

BATHROOM

Laminate flooring, fitted bath with electric shower over, hand wash basin, W.C, heated towel rail, obscured window to side and front.

72" x 56" (2.18m x 1.68m)

KITCHEN/DINER

Vinyl tile effect flooring, newly fitted designer base and drawer units with stylish worktop, integrated electric slide and hide oven, electric hob, stainless steel sink with drainer under window to front, stunning country-like exposed brickwork wall, victorian style column radiator, freestanding log burner with brick hearth, original wooden support beam.

12' x 11'6" (3.66m x 3.51m)

LOUNGE

Fitted carpet, double radiator, french doors to conservatory, electric fire with wooden mantelpiece.

14' x 12'8" (4.27m x 3.86m)

CONSERVATORY

Triple aspect windows to the rear, French doors to patio, tiled flooring, solid roof with skylight.

14' x 12'8" (4.27m x 3.86m)

LANDING

Fitted carpet, single radiator, loft access, oak banister.

124" x 119" max (3.76m x 3.58m max)

BEDROOM ONE

Fitted carpet, dual windows to the rear, double radiator

BEDROOM TWO

Fitted carpet, window to the front, single radiator, airing cupboard.

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Nestled in the charming village of Terrington St. Clement, this delightful two-bedroom cottage offers a perfect blend of comfort and character. The property features two inviting reception rooms, providing ample space for relaxation and entertaining. The cosy log burner adds a touch of warmth and charm, making it an ideal spot to unwind during the cooler months.

The cottage boasts a well-appointed bathroom and two spacious bedrooms, ensuring a comfortable living experience for individuals or small families. The large rear garden is a standout feature, offering a private outdoor space for gardening, play, or simply enjoying the fresh air.

Conveniently, the property includes off-road parking, making it easy to come and go without the hassle of street parking. The peaceful village location enhances the appeal, providing a serene environment while still being within reach of local amenities.

This cottage is a wonderful opportunity for those seeking a quaint home in a picturesque setting. Whether you are looking to settle down or invest in a property with charm and potential, this cottage in Emorsgate is certainly worth considering.



12 EMORS GATE, TERRINGTON ST CLEMENT, PE34 4NY
TOTAL FLOOR AREA: 857 sq ft (78.9 sq m) approx.
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