



Hay Green Road South, Terrington St. Clement, King's Lynn, PE34 4PU

welcome to

Hay Green Road South, Terrington St. Clement, King's Lynn

William H Brown are delighted to offer to market this well presented three bedroom detached home, complete with driveway, double garage and front and rear gardens, viewing is highly recommended!



Entrance Porch

Kitchen/Dining Room

16' 5" x 13' (5.00m x 3.96m)

Wall and base units, breakfast bar, sink and mixer tap, space for cooker, radiator, window to rear

Lounge

21' 7" x 11' 5" (6.58m x 3.48m)

Sliding door to conservatory, window to side and front, fireplace, archway through to;

Snug/Dining Room

13' 11" x 9' 10" (4.24m x 3.00m)

Door to front, fireplace, window to front and side, radiator

Utility

8' 4" x 5' 5" (2.54m x 1.65m)

Base unit, space for washing machine and tumble dryer, door to side

Cloakroom

WC, hand wash basin

Conservatory

Radiator, door to rear

Bedroom One

11' 11" x 11' 10" (3.63m x 3.61m)

Windows to front and side, radiator

Bedroom Two

14' 4" x 9' 11" (4.37m x 3.02m)

Windows to rear and side, radiator

Bedroom Three

6' 10" x 7' 8" (2.08m x 2.34m)

Window to rear, radiator

Bathroom

Bath with overhead shower, WC, hand wash basin, heated towel rail, window to rear

Outside

Gated driveway to double garage, front and rear gardens, mainly laid to lawn, external security lights around the property.

Agent Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



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welcome to

Hay Green Road South, Terrington St. Clement, King's Lynn

- Well Presented Detached Home
- Double Garage and Driveway
- Three Bedrooms
- Kitchen/Diner and Two Reception Rooms
- Front and Rear Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£300,000



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Property Ref:
KLN119139 - 0003

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.



Please note the marker reflects the
postcode not the actual property

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