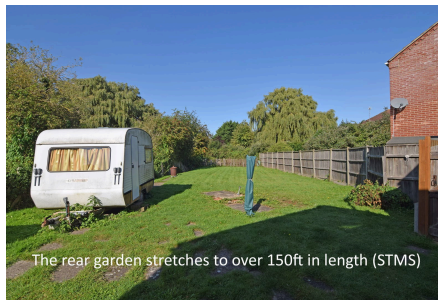




## 113 Clenchwarton Road, West Lynn PE34 3LJ

£100,000

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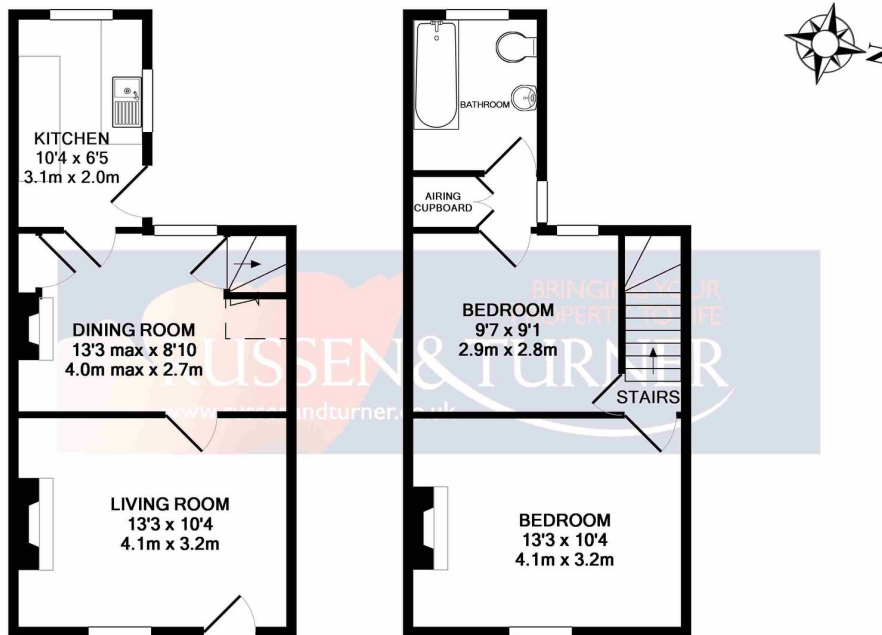


**CASH BUYERS!!** A rare opportunity to acquire a mid terrace cottage of the edge of the popular Norfolk village of West Lynn. In need of extensive modernisation the property offers a good level of accommodation coupled with a larger than average rear garden.



## Key Features

- Extensive Modernisation Required
- Investment Opportunity
- Larger Than Average Plot
- Village Location
- Two Reception Rooms
- Mid Terrace Cottage
- Two Bedrooms
- Cash Buyers Only
- Potential to Extend and Improve (STPP)
- Council Tax Band - A



GROUND FLOOR  
APPROX. FLOOR  
AREA 321 SQ.FT.  
(29.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 321 SQ.FT.  
(29.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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