



The Green, Weasenham, King's Lynn, PE32 2TD

welcome to

The Green, Weasenham, King's Lynn

Charming three-bed character cottage overlooking the village green, offering multiple reception rooms incl. snug, dining and sitting room, plus kitchen and utility. With NO ONWARD CHAIN. Ideal for embracing relaxed village living in a picturesque, sought-after setting.



Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Door to the front and window to both sides.

Entrance Hall

Fireplace, stairs to the first floor and window to the front.

Lounge

21' 8" x 12' 7" (6.60m x 3.84m)

Fireplace, double doors onto rear patio and window to the rear.

Dining Room

13' 2" x 9' 5" (4.01m x 2.87m)

Fireplace, window to the front and rear.

Kitchen

10' 3" x 9' 4" (3.12m x 2.84m)

Kitchen with wall and base units, space for cooker, washing machine, sink with drainer, tiled splash back, tiled floor, window to the front and side.

Utility Room

8' x 4' 8" (2.44m x 1.42m)

Base units, door and window to the rear.

Cloakroom

Wash hand basin and WC.

Landing

Window to the front.

Bedroom One

10' 8" x 12' 8" (3.25m x 3.86m)

Fitted wardrobe, Juliette balcony and 2 velux windows to the side.

Bedroom Two

14' 1" x 12' 8" (4.29m x 3.86m)

Fitted wardrobe, 2 velux windows to the side.

Bedroom Three

10' 5" x 9' 5" (3.17m x 2.87m)

Fitted wardrobe, window to the front and rear.

Bathroom

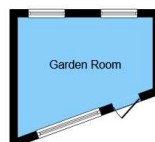
Suite comprising of bath with handheld shower, WC, wash hand basin, towel rail and window to the rear.



Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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The Green, Weasenham, King's Lynn

- Abundance of reception rooms
- Full of charm and character
- Views onto village green
- Three well sized bedrooms
- No onward chain

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in the region of

£225,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108211 - 0019

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.

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