





Lynn Road, Terrington St. Clement, King's Lynn, PE34 4JU

welcome to

Lynn Road, Terrington St. Clement, King's Lynn

Offered with no onward chain, this three bed detached home occupies a substantial plot within the popular village of Terrington St Clement. Boasting wrap-around gardens, ample off-road parking, three reception rooms & outbuildings, the property offers plenty of space, privacy & potential.













Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Accommodation:

Entrance door to:

Entrance Hall

Door to the front. Stairs leading to the first floor landing.

Lounge

Double-glazed bay window to the rear. Radiator.

Porch

Double-glazed window to the rear. Door to the side.

Dining Room

Double-glazed bay window to the side. Radiator.

Study

Double-glazed window to the front. Radiator.

First Floor Landing

Stairs from the entrance hall.

Bedroom One

Double-glazed window to the rear. Radiator. Built-in storage cupboard.

Bedroom Two

Double-glazed bay window to the side & double-glazed window to the rear. Radiator.

Bedroom Three

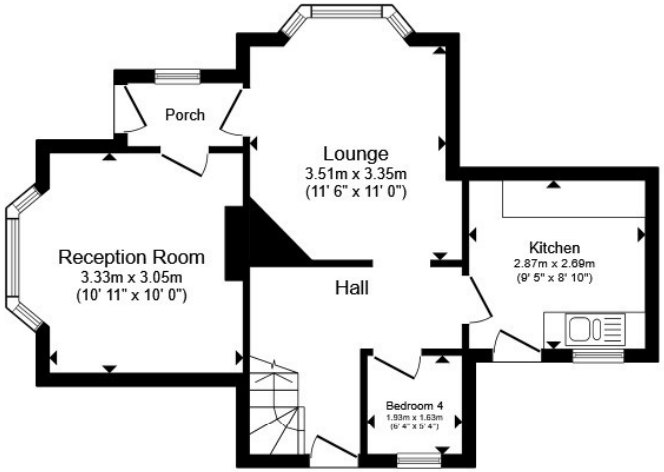
Double-glazed window to the rear. Radiator.

Shower Room

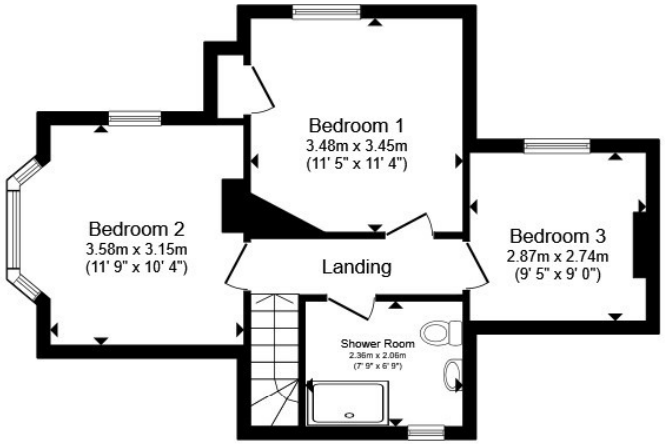
Fitted with WC, wash hand basin & shower cubicle. Double-glazed window to the front.

Outside

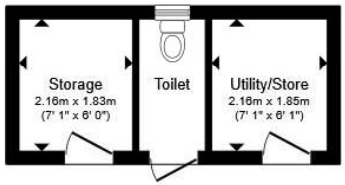
Occupying a substantial plot, the property enjoys generous gardens which wrap around the home, creating a wonderful sense of space and privacy. A large driveway provides off-road parking for multiple vehicles, whilst the gardens are predominantly laid to lawn and enhanced by a variety of mature trees, shrubs and hedging. Further benefits include a useful outbuilding, divided into three sections and offering excellent storage space, together with an outdoor WC.



Ground Floor



First Floor



Outbuilding

Total floor area 90.4 m² (973 sq.ft.) approx

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.propertybox.io

william h brown

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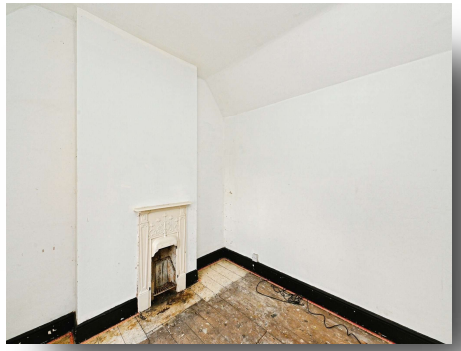
Lynn Road, Terrington St. Clement, King's Lynn

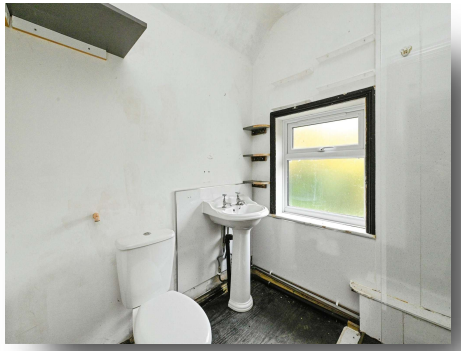
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom detached house
- Mature plot

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

guide price

£210,000









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The Property Ombudsman

Property Ref:
KLN120371 - 0002

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01553 771337

KingsLynn@williamhbrown.co.uk

40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.