



Lynn Road, Terrington St. Clement, KING'S LYNN, PE34 4JX



welcome to

Lynn Road, Terrington St. Clement, KING'S LYNN

William H Brown are delighted to offer to market this three bedroom detached property, located in the popular village of Terrington St Clement. Set on a good sized plot, this property has lots of potential for buyers to put their own stamp on, Viewing highly recommended!



Boot Room/Entrance Porch

Kitchen

21' 10" x 8' 3" (6.65m x 2.51m)

Wall and Base Units, Sink and Mixer tap, Oven and Electric Hob, Space for Washing Machine, Space for Fridge/Freezer, Window to Rear

Lounge

13' 7" x 11' 9" (4.14m x 3.58m)

Window to front, Fireplace, Radiator

Dining Room

14' 9" x 13' 8" (4.50m x 4.17m)

Window to rear, Radiator

Bedroom One

12' 4" x 12' 6" (3.76m x 3.81m)

Window to front, Radiator

Bedroom Two

12' 4" x 8' 9" (3.76m x 2.67m)

Window to front, Radiator

Bedroom Three

9' 1" x 10' 6" (2.77m x 3.20m)

Window to side and rear, Radiator

Bathroom

Bath, WC, Hand Wash Basin

Outside

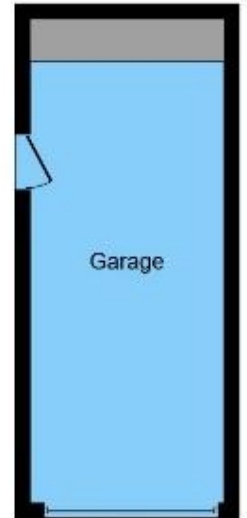
Driveway Parking for Ample Vehicles, Garage, Side Access gate through to rear garden, mainly laid to lawn with an area laid to gravel



Ground Floor



First Floor



Garage

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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welcome to

Lynn Road, Terrington St. Clement, KING'S LYNN

- Detached Home
- In the Sought After Village of Terrington St Clement
- Three Bedrooms
- Two Reception Rooms
- Ample Driveway Parking and Garage

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers over

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN119282 - 0007

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.



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