



**Church Road, Wereham, KING'S LYNN, PE33 9AP**

**welcome to**

**Church Road, Wereham, KING'S LYNN**

Calling all first time buyers! A fantastic opportunity to purchase this modern, two bedroom semi-detached house located within the popular & charming village of Wereham. The property is offered in good order throughout, benefiting from a lounge/diner, kitchen with utility area, garden & garage!



### Accommodation:

Double-glazed entrance door to:

### Entrance Hall

Door to the front. Radiator. Stairs leading to the first floor landing with understairs storage cupboard.

### Living Room

20' 8" x 9' 7" ( 6.30m x 2.92m )

Double-glazed window to the front. Two radiators. Double-glazed door to the rear leading to the kitchen.

### Kitchen

15' 8" max x 15' 1" max ( 4.78m max x 4.60m max )

This fitted kitchen includes both wall & base units with work surfaces over, an enamel sink & drainer unit, built-in electric oven & an electric hob with cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine & tumble dryer. Double-glazed windows to the side & rear. Double-glazed French doors to the rear leading to the rear garden.

### First Floor Landing

Stairs from the entrance hall. Loft access. Radiator.

### Bedroom One

12' 4" x 10' 2" plus recess ( 3.76m x 3.10m plus recess )

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

### Bedroom Two

8' 9" x 8' 3" ( 2.67m x 2.51m )

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

### Bathroom

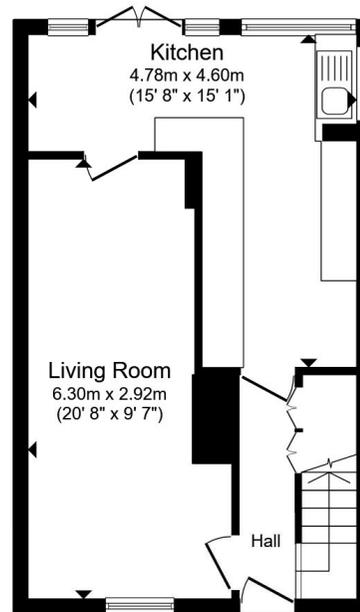
Fitted with WC, wash hand basin with vanity unit & bath with shower over. Heated towel rail. Double-glazed window to the rear.

### Outside

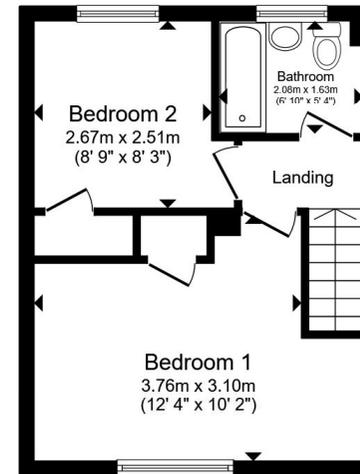
Vehicular access down the side of the property leads to the rear parking area where you will find one allocated parking space & single garage. The rear garden is enclosed by timber fencing & is laid to lawn, alongside a patio area.

### Agent's Note

Heating to the property is served by oil central heating. Please contact the branch for more information if required.



Ground Floor



First Floor

Total floor area 68.5 m<sup>2</sup> (737 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](http://www.propertybox.io)



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## Church Road, Wereham, KING'S LYNN

- Two bedroom semi-detached house
- Lounge/diner
- Contemporary kitchen
- Utility area
- Garage + parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£195,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DHM112722 - 0003

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