

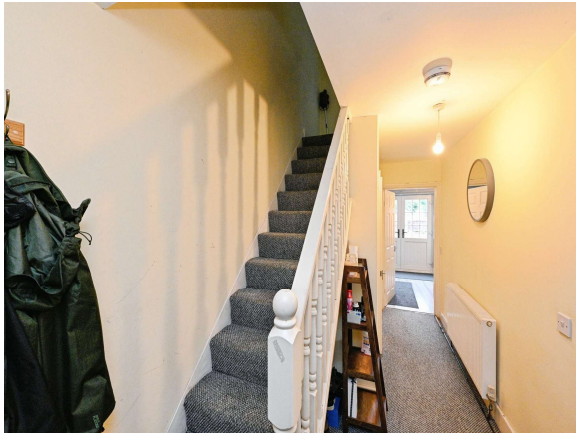


Manor House Row, Wereham, King's Lynn, PE33 9DJ

welcome to

Manor House Row, Wereham, King's Lynn

A beautifully presented three bedroom home set in the heart of the sought-after village of Wereham. Offering bright, spacious living, private garden and off-road parking, all within easy reach of Downham Market. Ideal for first-time buyers or investors & offered to the market with no chain!



Accommodation:

Entrance door to:

Entrance Hall

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

Kitchen

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a low-level 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. Radiator. Double-glazed window to the front.

Lounge/Diner

Double-glazed window to the rear. Double-glazed French doors to the rear leading to the rear garden. Two radiators.

Cloakroom

Fitted with WC & wash hand basin.

First Floor Landing

Stairs from the entrance hall.

Bedroom One

Double-glazed window to the front. Radiator.

Bedroom Two

Double-glazed window to the rear. Radiator.

Bedroom Three

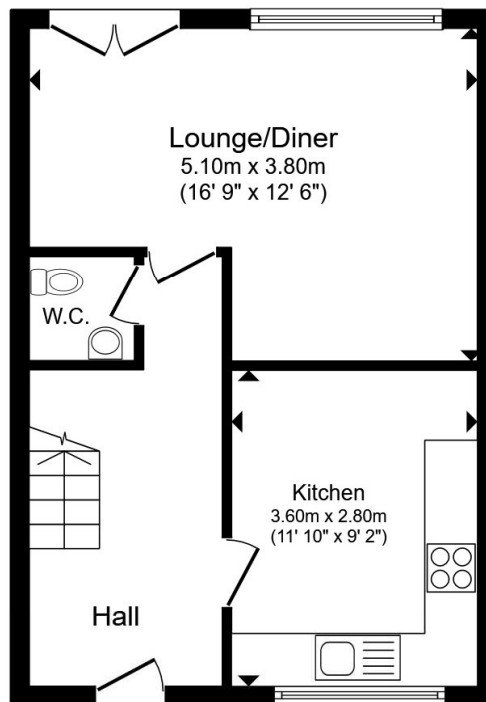
Double-glazed window to the front. Radiator.

Bathroom

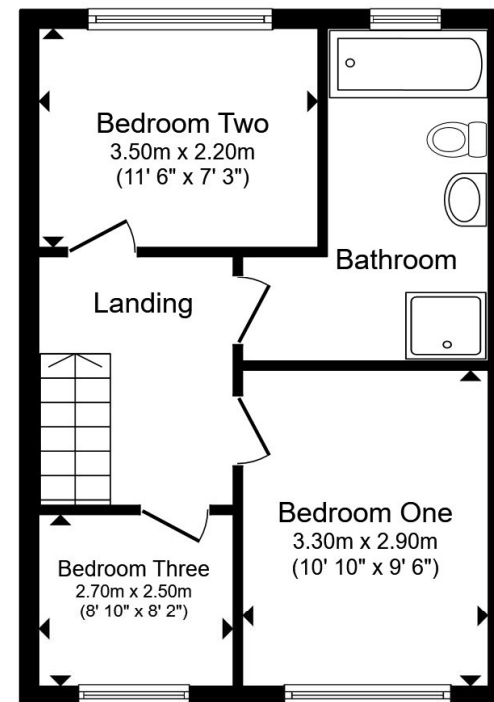
Fitted with WC, wash hand basin, bath & shower cubicle. Double-glazed window to the rear.

Outside

To the rear of the property, the garden is fully enclosed & mainly laid to lawn, alongside a low-maintenance gravelled area. A gate leads to off-road parking for two cars.



Ground Floor



First Floor

Total floor area 76.6 m² (825 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



welcome to

Manor House Row, Wereham, King's Lynn

- Three bedroom mid-terraced cottage
- Chain free!
- Off-road parking
- Low-maintenance garden
- Charming village location

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

£220,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM112899



Property Ref:
DHM112899 - 0004

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.



william h brown



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk