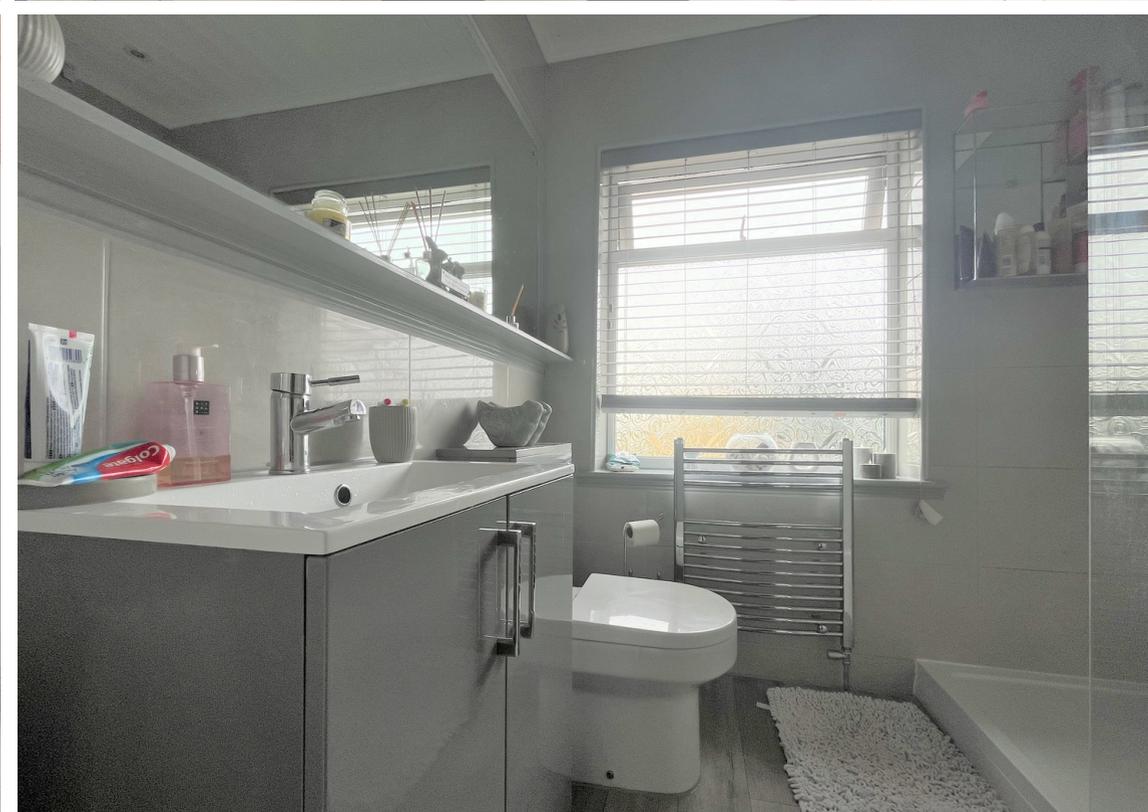
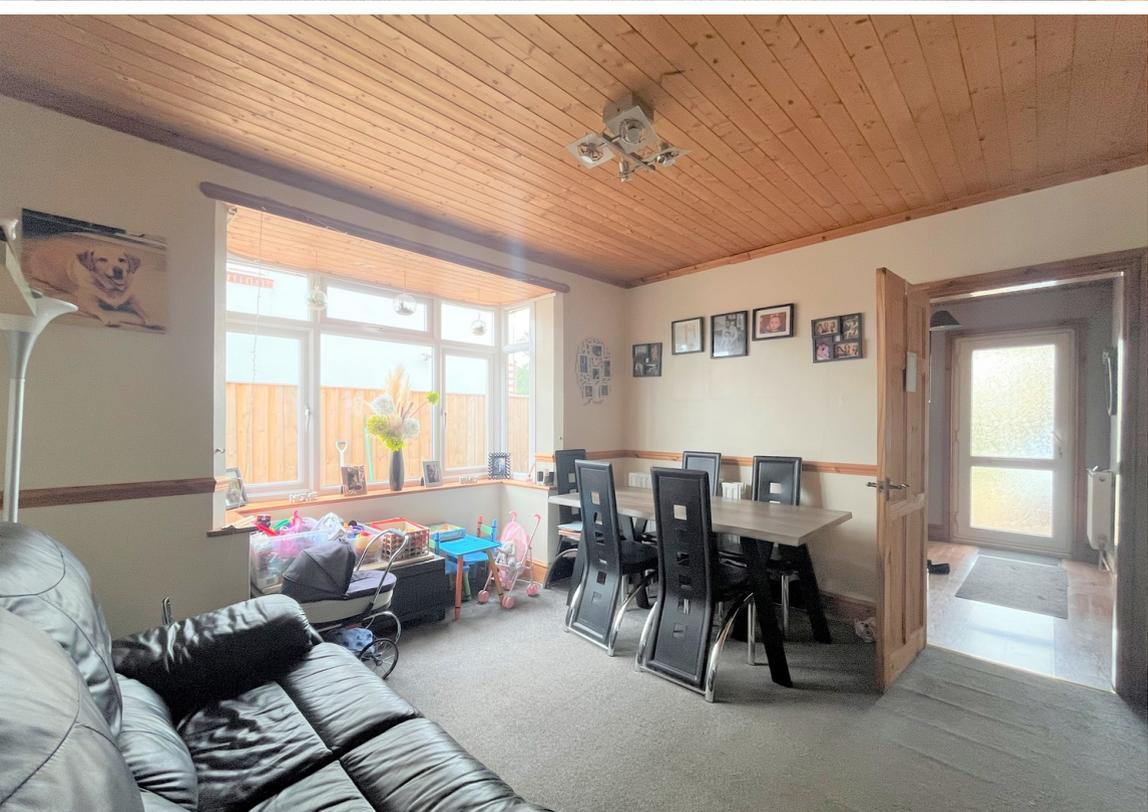




Lynn Road

Terrington St. Clement, PE34 4JU

**BROWN & CO**



## Lynn Road , Terrington St. Clement, PE34 4JU

SEMI DETACHED HOUSE

THREE DOUBLE BEDROOMS

SOUGHT AFTER VILLAGE LOCATION

OFF ROAD PARKING

CLOSE TO ALL AMENITIES

SECURE REAR GARDEN

LARGE KITCHEN



### INTRODUCTION

Brown & Co are delighted to offer a fantastic three-bedroom semi detached house situated in the much sought after village of Terrington St. Clement.

### LOCATION

Terrington St Clement is a popular and very well-appointed village approximately 7 miles from the town of King's Lynn. The superb array of local amenities in the village is nothing short of astounding; these include a Co-op supermarket, two public houses, junior and secondary schools, bakery, barber, butcher, surgery, hardware shop, podiatrist, takeaways, fuel station, post office and newsagent. Nearby, King's Lynn has many of the High Street stores one would expect from a large town and also benefits from great transport links via the A47, A17 and A10 and the mainline train station at King's Lynn to Ely, Cambridge and London.

### THE PROPERTY

The property is accessed via a storm porch leading to the front door, you enter the property into the hallway with stairs up to the first floor. Under the stairs the owners have cleverly created an office area. From the hallway you also access the spacious lounge to your left where you will find a fireplace and double doors to the rear with access to the garden. Also on the ground floor you find a good sized dining room/second reception which leads through to the ample kitchen which is over 16ft in length. Just off the kitchen is a lean-to utility area and the ground floor is finished by a WC which is located to the rear of the kitchen. Upstairs, there are three good sized bedrooms and the upstairs is finished by the stylish family bathroom. To the rear of the property fantastic garden which is fully secure and laid to lawn with two storage sheds. There is also brick built storage room at the rear of the property located at the rear of the kitchen. To the front of the property you will find private off-road parking for multiple vehicles plus access via a side gate to the side and rear of the property.

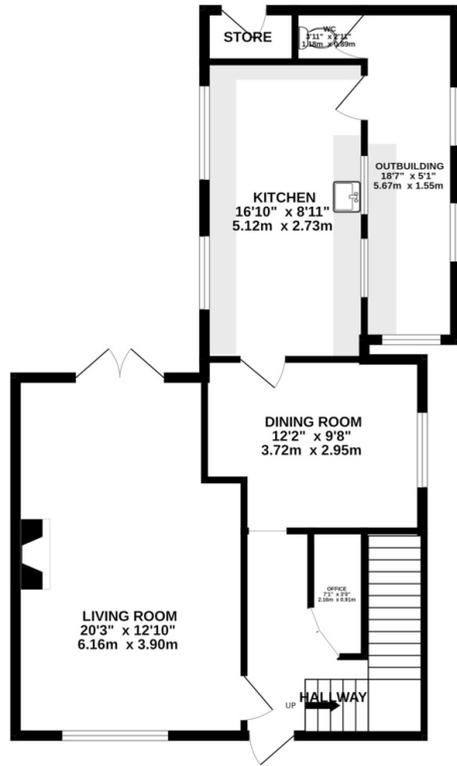
### VIEWING PROCEDURE

Viewing of the property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771/ [kingslynn@brown-co.com](mailto:kingslynn@brown-co.com)

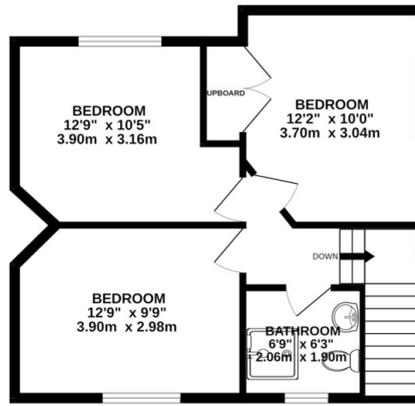
### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown & Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D.I check must be carried out before a tender can be submitted.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



**IMPORTANT NOTICES**

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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