



## Gambles Terrace

School Road, Terrington St. John PE14 7SG

**BROWN & CO**



## Gambles Terrace, School Road, Terrington St. John PE14 7SG

Three Bedroom, Semi Detached House  
Land of Approximately 0.66 Acres  
Wood Burning Stove  
Lawned Rear Garden with Field Views  
Opportunity to Extend  
Mainline Station Very Accessible  
Schooling Nearby



### INTRODUCTION

Brown & Co offers a three bedroom, semi-detached house and land of approximately 0.66 acres.

### LOCATION

Terrington St. John, situated approximately eight miles from both market towns of King's Lynn and Wisbech, offers a rural lifestyle with convenient access to urban amenities. The village boasts essential services such as the Church of St John, a primary school, a modern doctors surgery, pharmacy, a village shop, fish and chip shop, petrol station and the welcoming atmosphere of both The Barn Restaurant and The Woolpack public house. With excellent bus connections to King's Lynn and Peterborough, residents enjoy easy access to direct rail links to Ely, Cambridge and London King's Cross, from Watlington Station just 6 miles away.

### THE PROPERTY

The house comprises a sitting room and dining room partially open plan with a wonderful double sided wood burning stove, bathroom, kitchen and lean to on the ground floor. Upstairs, there are three bedrooms, all of which have views over the garden, land and fields to front and rear.

Outside, access is via a driveway shared by two properties which splits at the rear. There are remotely operated electric gates to the parking area. To the front is a hedge boundary with lawn. A new fence has been erected to provide privacy to the back garden, this is also dog proof. Beyond, this is the parking area where there are two workshops and the remaining land is set to beautifully maintained lawn with pond and fields views to the rear.

Inspection is possible strictly by pre-booked appointment only with our King's Lynn office.

### SERVICES

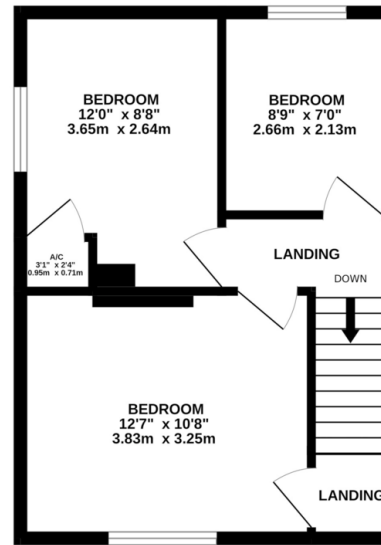
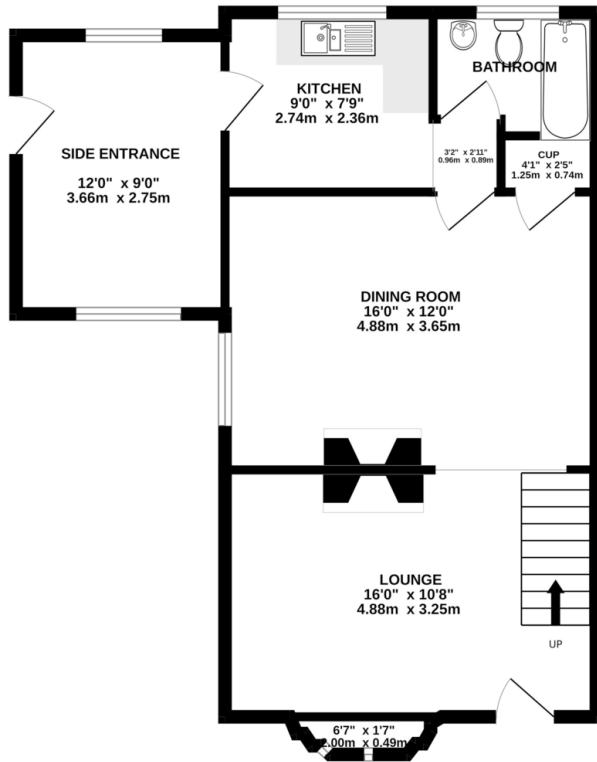
Mains water and electric. Private drainage and oil central heating.

### VIEWING PROCEDURE

Viewing of this 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 check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 sq.m.) approx.



## 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 of 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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