

DIRECTIONS

From Kings Lynn travel west along the A17 towards Sleaford and at the African Violet Centre turn right onto Station Road. Continue along to the T-Junction and turn right onto Lynn Road continue along then turn left onto Marsh Road where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E	36		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			47
(21-38) F			
(1-20) G			12
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



67 Marsh Road Terrington St. Clement King's Lynn Norfolk PE34 4LA

**VERY WELL PRESENTED THREE BEDROOM DETACHED HOUSE WITH GARAGE & DRIVEWAY
NO UPWARD CHAIN**

Terrington St. Clement

£210,000 Freehold



ENTRANCE PORCH

Tiled floor. Window to side aspect.

HALLWAY

Wooden floor. Stairs to first floor.

LOUNGE/DINER

Feature fireplace. Fitted carpet. Two radiators. Windows to front and rear aspects.

23'2 max x 11'6 max (7.06m max x 3.51m max)

KITCHEN

Range of wall, base and drawer units. Vinyl flooring. Window to rear aspect.

11'4 x 8'3 (3.45m x 2.51m)

UTILITY

Vinyl flooring. Doors to garden and garage. Window to rear aspect.

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

LANDING

Fitted carpet. Radiator. Airing cupboard. Loft access. Window to side aspect.

BEDROOM 1

Fitted carpet. Built-in wardrobe. Radiator. Window to rear aspect.

12'1 max x 10'0 max (3.68m max x 3.05m max)

BEDROOM 2

Fitted carpet. Radiator. Window to front aspect.

10'11 x 9'1 max (3.33m x 2.77m max)

BEDROOM 3

Fitted carpet. Radiator. Window to front aspect.

8'6 x 7'5 max (2.59m x 2.26m max)

BATHROOM

Three piece suite comprising bath with taps over, wash hand basin and w.c. Laminate flooring. Radiator. Window to rear aspect.

6'4 x 5'5 (1.93m x 1.65m)

SINGLE GARAGE

13'6 x 9'1 (4.11m x 2.77m)

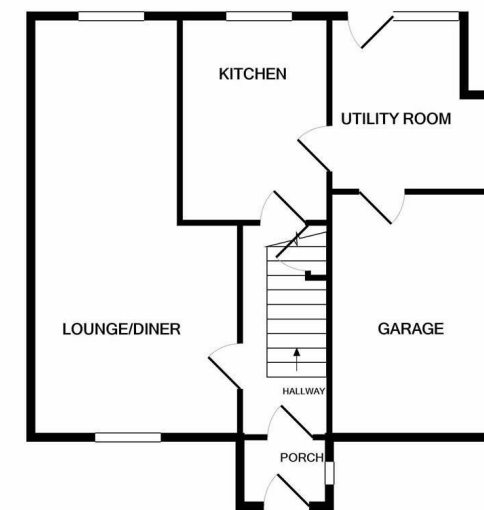
FRONT GARDEN

Gravel driveway.

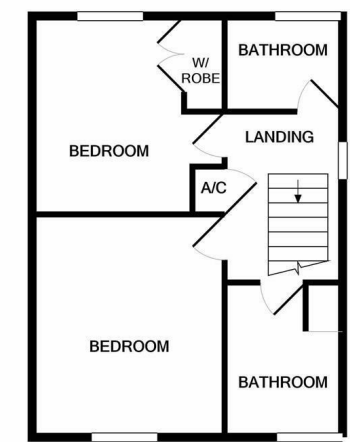
REAR GARDEN

Fully enclosed, mainly laid to lawn with shrubs and patio.

We are delighted to offer this very well presented three bedroom detached house with garage and gravel driveway to the front. The property benefits from solid fuel heating and uPVC double glazing. The accommodation is arranged over two floors comprising entrance porch, hallway, lounge/diner, kitchen and utility room on the ground floor with three bedrooms and bathroom on the first floor. The rear garden is mainly laid to lawn with shrubs and patio. No Upward Chain.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given.
Made with Metropix ©2020



