



Manor Terrace, Terrington St. Clement, King's Lynn, PE34 4NF



**william
h brown**

welcome to

Manor Terrace, Terrington St. Clement King's Lynn

William H Brown are delighted to offer to market this well presented three bedroom mid terrace home, located close to the local amenities of Terrington St Clement. Viewing is highly recommended!



Lounge

15' 1" max x 12' 1" (4.60m max x 3.68m)

Radiators, Double Glazed Double Doors to Rear Courtyard, Walk-in Under stairs Cupboard, Multi Fuel Burner Set in Fireplace with Wood Surround

Dining Room

12' x 11' 9" max (3.66m x 3.58m max)

Window to Front, Radiators, Fireplace Set in a Wood Surround

Kitchen

10' 8" x 8' (3.25m x 2.44m)

Base units, Twin Bowl Ceramic Sink Unit with Single Drainer and Mixer Tap Over, Spaces for Cooker and Fridge Freezer, Window to Rear

Bathroom

Panelled bath, Low level WC, Wash Hand Basin Set on Freestanding Unit with Mixer Tap

First Floor Landing

Doors to Bedrooms One, Bedroom Two and stairs to Second Floor

Bedroom One

8' max x 9' 3" (2.44m max x 2.82m)

Window to Rear, Radiator

En Suite

Corner Shower Unit, WC, Wash Hand Basin, Mostly Wood Panelled Walls

Bedroom Two

15' 1" max x 11' 8" (4.60m max x 3.56m)

Window to front, Radiator, Built in wardrobe

Bedroom Three

14' 9" max x 14' max (4.50m max x 4.27m max)

Access to roof space, UPVC double glazed dormer window to front, low level sliding doors to provide access to the eaves

Outside

Front garden laid mainly to lawn with concrete path to front Entrance door. Rear paved courtyard to the rear of the Living Room and Kitchen, door to workshop/store, gate giving pedestrian access to the rear parking area which is laid to concrete



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.focalagent.com



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welcome to

Manor Terrace, Terrington St. Clement King's Lynn

- Victorian Mid Terrace
- Lounge
- Dining Room
- Three Bedrooms
- Downstairs Bathroom and Upstairs Shower Room

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers in excess of

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN118565 - 0006

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william h brown



01553 771337



KingsLynn@williambrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30
1ES



[williambrown.co.uk](https://www.williambrown.co.uk)