



55 Caves Close, Terrington St Clement
Guide Price £199,950



55 Caves Close

Terrington St Clement, King's Lynn,
Norfolk, PE34 4NQ



*A 2 bedroom semi-detached bungalow with parking, gardens and brick built shed in the popular village of Terrington St Clement.
NO ONWARD CHAIN.*

DESCRIPTION

This two-bedroom bungalow benefits from UPVC double glazing and is ideally located in the heart of the village, offering convenient access to local amenities, with a nearby supermarket just a short walk away.

ACCOMMODATION

The property is accessed via a welcoming entrance hall with airing cupboard and further storage cupboard, which leads into the sitting room featuring dual-aspect windows that allow an abundance of natural light and a Woodwarm stove. Continuing along the hallway, there is a fitted kitchen with a door opening into the conservatory with access to the rear garden.

An inner hallway leads to two well-proportioned bedrooms and a well-appointed bathroom comprising a three-piece suite, including a panelled bath with electric shower over, wash hand basin, and low-level WC.

OUTSIDE

Outside, the property benefits from a front garden laid to lawn with a pathway leading to the side entrance door.

The rear garden is also laid mainly to lawn and features both a useful brick-built storage shed.



what3words: ///clash.crisp.screaming

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

SERVICES AND EPC RATING

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street,
King's Lynn, Norfolk, PE30 1EX.

Council Tax Band A.

Electric fired central heating.

EPC - E.

TENURE

This property is for sale Freehold.

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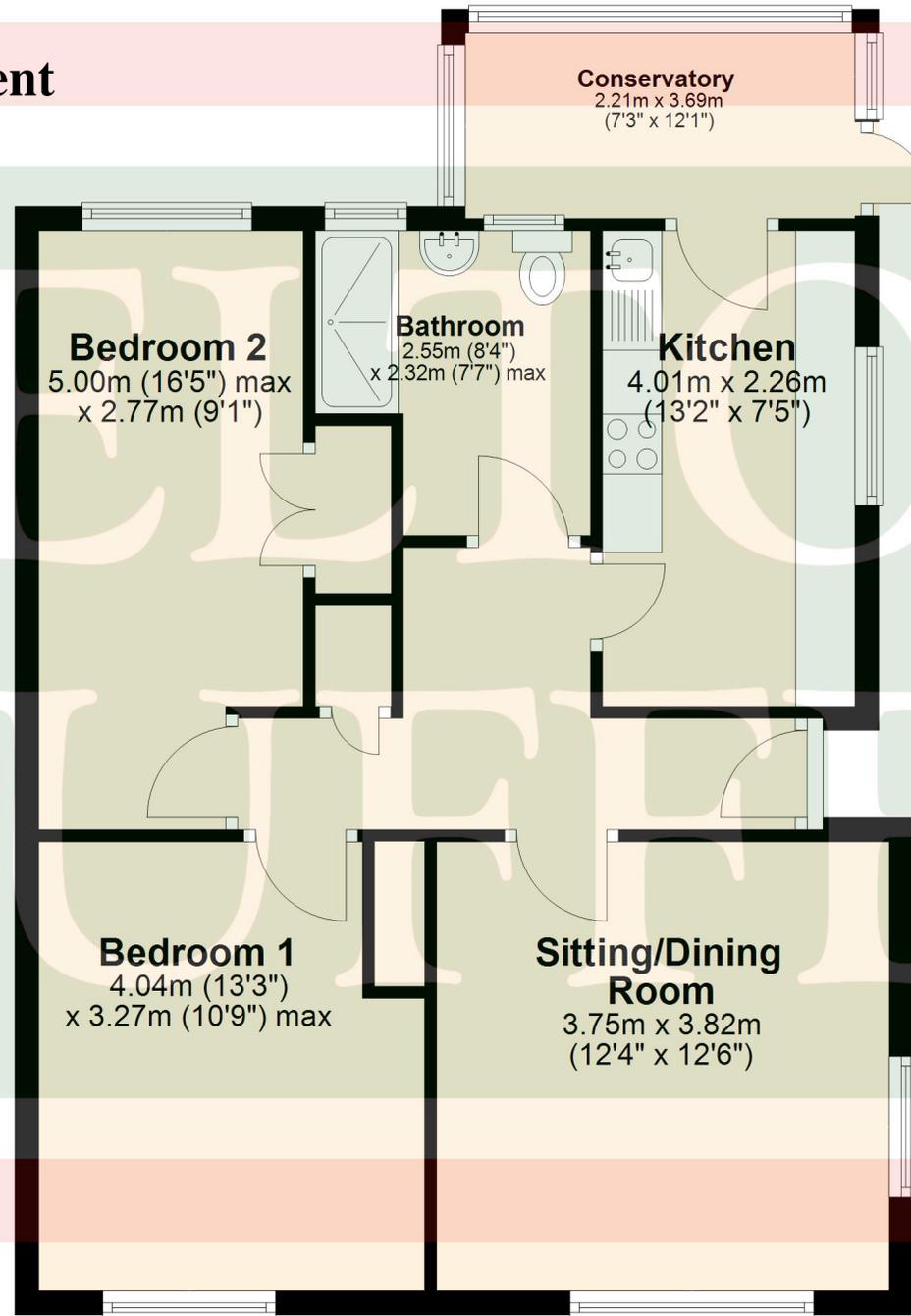




SITUATION

Terrington St Clement has a selection of shops and services, including two doctors' surgeries, public houses, garage and a well known church. The schools cover from nursery age through to high school. Sixth form colleges are available in the town of King's Lynn, which is approximately 7 miles to the east. There is also a regular bus service into King's Lynn where more extensive amenities, including shopping centre and leisure facilities are found.

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IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





King's Lynn

T: 01553 770055

E: info@beltonduffey.com

Fakenham

T: 01328 855899

E: fakenham@beltonduffey.com

Wells-next-the-Sea

T: 01328 710666

E: wells@beltonduffey.com

beltonduffey.com