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**King & Partners**



85 Chapel Road  
 Terrington St Clement  
 King's Lynn, PE34 4NL

£225,000

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# Chapel Road

Terrington St Clement, King's Lynn, PE34  
4NL

This lovely 3 bedroom end of terrace house is situated in the popular village location of Terrington St Clement which has good local services and facilities including a doctors surgery and both primary and secondary education.

The property comprises of a living room leading through to a modern kitchen/dining room with patio doors to the rear enclosed garden. In addition there is a downstairs cloakroom. To the first floor are 3 bedrooms and a shower room.

To the front of the property is a gravelled area and pathway ramp to the front door there is a block paved driveway leading to the two rear allocated parking spaces. The property has UPVC double glazing and air source heating.



UPVC Double Glazed Door To:

Entrance Hall

4' 6" x 4' 8" (1.37m x 1.42m) Staircase to first floor. Consumer unit. Tiled floor. Door leading to living room

Living Room

15' 5" x 11' 8" (4.70m x 3.56m) Max. UPVC double glazed window to front. Tiled floor. Door to kitchen/dining room.

Kitchen/Dining Room

10' 6" x 15' 3" (3.20m x 4.65m) UPVC double glazed window to rear & side. Patio doors to rear. Fitted with a range of wall and base units with roll edge worktop incorporating a stainless steel sink and drainer. Integrated oven & hob. Extractor hood over. Space for washing machine. Space for fridge/freezer. Door to cloakroom.

Cloakroom

5' 10" x 2' 11" (1.78m x 0.89m) UPVC double glazed window to side. W.C. Wash hand basin. Extractor fan.

First Floor Landing

UPVC double glazed window to side. Loft hatch. Airing cupboard.

Bedroom 1

9' 8" x 11' 11" (2.95m x 3.63m) Two UPVC double glazed windows to front. Radiator.

Bedroom 2

9' 5" x 8' 10" (2.87m x 2.69m) UPVC double glazed window to rear. Radiator.

Bedroom 3

9' 4" x 6' 1" (2.84m x 1.85m) UPVC double glazed window to rear. Radiator.

Shower Room

6' 6" x 6' 2" (1.98m x 1.88m) Shower cubicle. Pedestal wash hand basin. W.C. Extractor fan.

Outside

To the rear is an enclosed garden with a patio area, storage shed and pathway leading to the rear gate with access to the parking area. Two parking spaces.

To the front is a path to the front door. Gravelled area. Block paved driveway to the side leading to the rear parking area.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.