

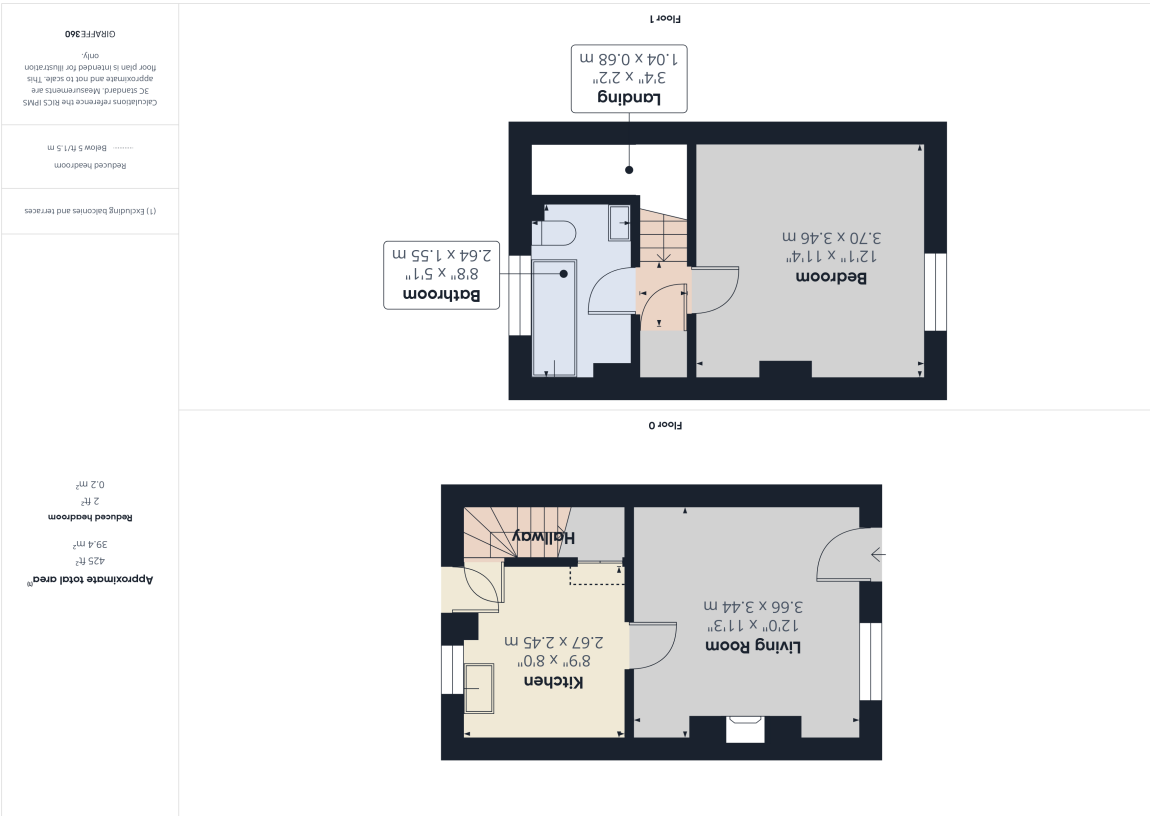
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PE38 9DG

9 Market Place, Downham Market

King & Partners  
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3 Back Lane

Wereham

King's Lynn, PE33 9BB

Guide Price £120,000

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# Back Lane

Wereham, King's Lynn, PE33 9BB

Charming Period Mid-Terrace Cottage in the Heart of Wereham – Ideal Renovation Opportunity Offered with no onward chain, this one-bedroom mid-terrace period cottage presents a fantastic opportunity for buyers looking to create a charming home or an investment in the Norfolk village of Wereham. This characterful property requires refurbishment throughout, making it ideal for those keen to put their own stamp on a home. The accommodation comprises a cosy living room, a kitchen to the rear, and a first-floor double bedroom served by a separate bathroom. Outside, the cottage benefits from a rear garden, offering space to relax, extend (STPP), or landscape to your own design. Located on Back Lane, a picturesque street within a short walking distance of the village pub and pond, the property combines rural charm with accessibility to nearby towns such as Downham Market and King’s Lynn.



Wooden Entrance Door To:

Kitchen

8' 9" x 8' 0" (2.67m x 2.44m) Fitted with base units with stainless steel sink and drainer. Space for cooker. Space for fridge freezer. Radiator. Staircase to first floor. Under stair storage.

Living Room

12' 0" x 11' 3" (3.66m x 3.43m) Window to rear. Door to garden. Feature fireplace with solid fuel fire (Not working).

Landing

3' 4" x 2' 2" (1.02m x 0.66m) Loft access. Cupboard.

Bedroom

12' 1" x 11' 4" (3.68m x 3.45m) Window.

Bathroom

8' 8" x 5' 1" (2.64m x 1.55m) Window. Panelled bath. W.C. Wash hand basin. Radiator.

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.