

3 School Road, Wighenhall St Germans, King's Lynn, Norfolk ~~£239,995~~ **£123,995**

3DR A well presented two / three bedroom cottage situated within the heart of the village of Wighenhall St Germans. The accommodation comprises living room, kitchen diner, three bedrooms and bathroom. The property further benefits from double glazing, courtyard garden, off road parking for numerous cars and a single detached garage. Local amenities can be found within the village including a convenience store and village pub with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

Front Porch

Front porch space leading in to house

Dining Room

10' 04" x 11' 11" (3.15m x 3.63m) UPVC front door opening to dining room, tiled flooring, double glazed patio doors and one double glazed window, one radiator, log burner, stair case to first floor.

Kitchen

9' 00" x 14' 09" (2.74m x 4.50m) Tiled flooring, two double glazed windows, fitted kitchen units, sink, oven hob, space for fridge freezer and washing machine.

Bathroom

5' 00" x 8' 08" (1.52m x 2.64m) Pedestal sink, towel radiator, one double glazed window, shower cubical.

Living Room

14' 07" x 10' 10" (4.45m x 3.30m) Laminate flooring, two double glazed windows, two radiators.

Bedroom Three

7' 07" x 12' 00" (2.31m x 3.66m) Double glazed window, radiator, fitted carpets.

Bedroom One

10' 09" x 13' 08" (3.28m x 4.17m) One radiator, two double glazed windows, fitted carpets and fitted wardrobes.

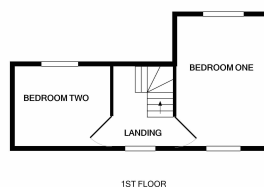
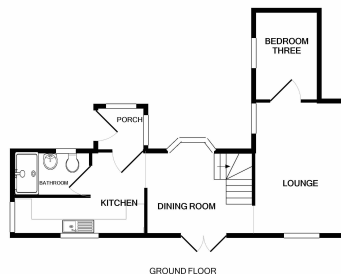
Bedroom Two

10' 09" x 9' 07" (3.28m x 2.92m) One radiator, fitted carpets, one double glazed window.

Rear Courtyard

Enclosed rear courtyard with decking area.

EPC Rating E



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors 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.
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