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Sales, Lettings & Property Management

4 Surrey Street, Wiggenhall St Germans, King's Lynn PE34 3EX £79,995

A well presented three bedroom cottage situated within the heart of the village of Wiggenhall St Germans. The accommodation comprises living room, kitchen diner, three bedrooms and bathroom. The property further benefits from double glazing, gas central heating provided by Calor gas bottles and courtyard garden. 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.

Living Room
14' 9" x 14' 9" (4.50m x 4.50m) Double glazed door and windows to front, cupboard housing gas central heating boiler, designer radiator, laminate flooring and stairs to first floor.

Kitchen Diner
15' 1" x 12' 3" max (4.60m x 3.73m) Double glazed sliding doors to rear, fitted kitchen with matching wall and base units, stainless steel sink, space for cooker, space for fridge freezer, space for washing machine, designer radiator and laminate flooring.

Landing
Storage cupboard, access to loft and fitted carpet.

Bedroom One
10' 8" x 8' 1" (3.25m x 2.46m) Double glazed window to rear, radiator and fitted carpet.

Bedroom Two
11' 10" x 6' 7" (3.61m x 2.01m) Double glazed window to front, radiator and fitted carpet.

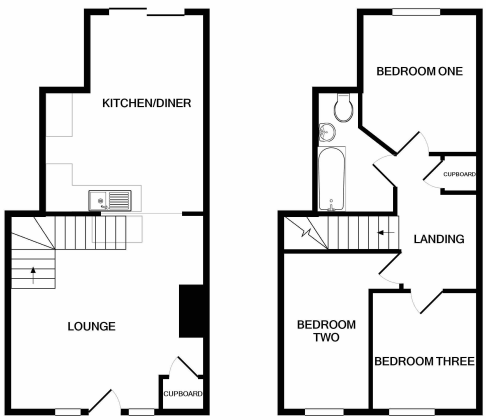
Bedroom Three
9' 0" x 8' 2" (2.74m x 2.49m) Double glazed window to front and fitted carpet.

Bathroom
10' 5" x 5' 8" (3.17m x 1.73m) Panelled bath, low flush w/c, pedestal wash hand basin, radiator and wood effect flooring.

Garden
The property is accessed via a shared gravelled driveway, a small gravel area is located to the front of the property. An enclosed low maintenance courtyard garden is found to the rear with gated access leading to the front of the property.

EPC Rating: E

Note



GROUND FLOOR 1ST FLOOR

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