

LOT 102

A Grade II listed detached period style house currently offering four beds and four receptions for conversion/modernisation subject to obtaining consent



35-37 Churchgate Way, Terrington St Clements, Kings Lynn, Norfolk PE34 4LZ



ACCOMMODATION: Entrance lobby leading to two traditional reception rooms and a separate walk in store, a third reception room benefiting from inglenook style open fireplace, an additional fourth reception room and separate kitchen with walk in larder/pantry.

The lobby area leads to cloakroom with w.c., separate washroom and first floor landing.

First floor: Providing access to the four bedrooms and separate family style bathroom.

FEATURES: The outside of the property benefits from an enclosed mature garden and a garage/storeroom with double doors and doors to the rear. The property would also represent potential for a second floor conversion subject to the necessary consents.

NB: Please note the above property is to be offered prior to auction by informal tender up to the 22/11/2007. Interested parties should ensure contacting the auction department before that date.

TENURE: Freehold.

VENDOR'S SOLICITORS: Eversheds LLP, P.O. Box 66, 1 Callaghan Square, Cardiff CF10 5AY, tel: 02920 471174.

VIEWING: By arrangement with the joint Auctioneers: William H Brown, 40-42 King St, Kings Lynn PE30 1ES, tel: 01553 771337.

Guide Price - **£180,000+**

14 DAY COMPLETION

PLEASE REFER TO THE GENERAL CONDITIONS OF SALE APPLICABLE TO THIS LOT