



King & Co.
ESTATE AGENTS

1 THE OLD SCHOOL HOUSE , METHERINGHAM ,
LN4 3EA
SALE BY TENDER £200,000





AN OPPORTUNITY TO ACQUIRE PART OF THE FORMER SCHOOL HOUSE AND KITCHEN IN THE CENTRE OF THIS POPULAR VILLAGE TO THE SOUTH EAST OF THE CITY. THE PROPERTY IS IN NEED OF A FULL RESTORATION PROGRAMME THERE IS AN EXTENSIVE GARDEN AREA TO THE REAR OF THE PROPERTY THE PROPERTY IS FOR SALE BY INFORMAL TENDER WITH A CLOSING DATE OF THE 6th MAY 2022 AT 12 NOON

FORMER CATERING KITCHEN

27' 2" x 17' 0" (8.3m x 5.2m) Which is inclusive of the room housing the w.c. and basin, three storerooms and shower room.



ENTRANCE PORCH

with timber panelling

ENTRANCE HALLWAY

9' 10" x 5' 2" (3.02m x 1.6m) with staircase leading to the first floor

RECEPTION ROOM

20' 11" x 20' 10" (6.4m x 6.37m) having the original timber floor, fireplace, understairs storage area.



RECEPTION ROOM

14' 5" x 8' 2" (4.4m x 2.5m) With fireplace. Care needs to be taken in this room as there are floorboards missing.

RECEPTION ROOM

17' 8" x 19' 4" (5.4m x 5.9m) also having a timber floor and galleried landing. Log burner

KITCHEN

17' 11" x 14' 0" (5.47m x 4.275m) part tiled and having a range cooker, base units incorporating a sink unit.

LEAN TO CONSERVATORY

19' 0" x 9' 6" (5.8m x 2.9m)

BEDROOM ONE

15' 1" x 10' 5" (4.6m x 3.2m) With arched window

BEDROOM 2

12' 9" x 9' 6" (3.9m x 2.9m) This is an angled room and the above measurements are maximum.

BEDROOM 3

12' 5" x 10' 2" (3.8m x 3.1m) This room is also angled and maximum measurements

GALLERIED AREA

A galleried area overlooking the ground floor and having a fire escape to the ground floor

OUTSIDE

Too the front of the property there is a small garden area which is bounded to the High Street.

BLOCK STORE

12' 9" x 6' 2" (3.9m x 1.9m)

GARDEN AREA

There is an extensive garden area to the rear of the property which has a maximum depth of 171' and a maximum width of 33' which leads then to an access onto Church Walk. The plot is of a size which may have the possibility of further development subject to any necessary planning approvals.

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.





SERVICES

Mains electricity, water, drainage and gas are connected to the property. None of the service installations within the property have been tested.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

