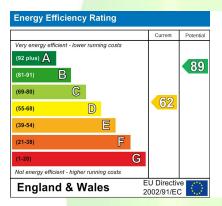
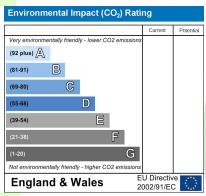


## **DIRECTIONS**

From the Brittons office in Dersingham, turn right onto Hunstanton Road/Lynn Road, B1440. Turn left onto Post Office Road, and then right onto Centre Vale where the property can be found on the left hand side easily identified by our For Sale board.





## **NOTES FOR PURCHASERS:**

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.





6 Centre Vale Dersingham King's Lynn Norfolk PE31 6JP

BEAUTIFULLY PRESENTED TWO BEDROOM VICTORIAN COTTAGE WITH PARKING

Dersingham

Residential Sales... Residential Lettings... Con

£245,000 Freehold













**LOUNGE/DINER** 21'0 x 11'9 (6.40m x 3.58m)

Vinyl clad flooring. Feature fireplace housing electric fire. Under stairs cupboard. Windows to front and rear aspects. Double doors to garden.

**KITCHEN** 14'1 x 7"3 (4.29m x 2.13m'0.91m)

Range of wall, base and drawer units with worktops over. Space for washing machine, under-counter fridge/freezer and cooker. Extractor fan. Boiler housed in cupboard. Windows to side and rear aspects. Door to garden.

**LANDING** 7'5 x 3'2 (2.26m x 0.97m)

Fitted carpet. Loft access.

**BEDROOM 1** 11'7 x 9'7 (3.53m x 2.92m)

Fitted carpet. Built-in wardrobes. Radiator. Window to front aspect.

**BEDROOM 2** 9'1 x 6'11 (2.77m x 2.11m)

Fitted carpet. Radiator. Window to rear aspect.

**BATHROOM** 7'4 x 5'7 (2.24m x 1.70m)

Three piece suite comprising bath with electric shower over, wash hand basin and w.c. Heated towel rail. Vinyl flooring. Tiled wall around bath.

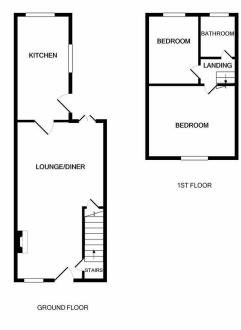
## **FRONT GARDEN**

Laid to shingle with pathway leading to front door.

## **REAR GARDEN**

Mainly laid to lawn with flower beds to the side, patio area and summer house. Shingled area for parking.

We are delighted to offer this beautifully presented two bedroom mid terrace Victorian cottage with parking and rear garden in the desirable village of Dersingham. The cottage offers a wealth of character and is located in a set back position in Centre Vale. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising a lounge/diner with feature fireplace housing electric fire, and kitchen on the ground floor with two cottage style bedrooms and bathroom on the first floor. The front garden is laid to shingle with pathway leading to front door. The rear garden is mainly laid to lawn with flower beds to the side, patio area and summer house. Shingled area for parking.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, crowns and any other tiens 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 obbeen tested and no guarantee as to their operability or efficiency can be given















