

DIRECTIONS

From Kings Lynn travel westerly for approx 5 miles through the village of West Lynn towards Clenchwarton. Continue over the mini roundabout and continue for some distance then take a left hand turning onto Station Road where the property can be found on the left hand side easily be identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	100		98
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	38	(39-54) E	33
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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.



58 Station Road Clenchwarton King's Lynn Norfolk PE34 4DG

**TWO BEDROOM DETACHED BUNGALOW WITH GARAGE & DRIVEWAY
NO UPWARD CHAIN**

Clenchwarton

£175,000 Freehold



HALLWAY

LOUNGE

KITCHEN

BEDROOM 1

BEDROOM 2

SHOWER ROOM

GARAGE

Single garage with side door.

FRONT GARDEN

Laid to shingle for low maintenance. Driveway.

REAR GARDEN

Mainly laid to lawn with side access.

16'0 x 11'10 into recess (4.88m x 3.61m into recess)

11'1 x 9'1 (3.38m x 2.77m)

11'10 x 10'8 (3.61m x 3.25m)

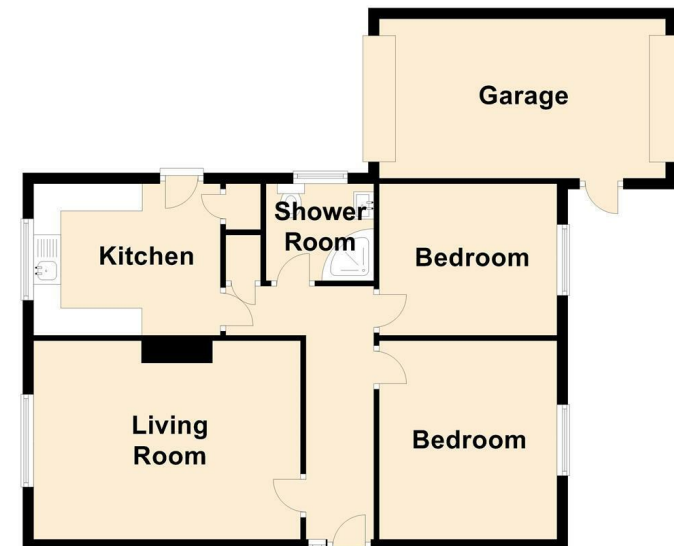
10'8 x 9'0 (3.25m x 2.74m)

6'5 x 5'5 (1.96m x 1.65m)

We are proud to offer this two bedroom detached bungalow with garage and driveway. The property benefits from oil fired central heating and uPVC double glazing. The accommodation comprises hallway, lounge, kitchen, two bedrooms and shower room. Outside offers single garage with personal side door, driveway, front and rear gardens. Please note the rear boundary extends to the white railings only. No Upward Chain.

Ground Floor

Approx. 78.5 sq. metres (845.0 sq. feet)



Total area: approx. 78.5 sq. metres (845.0 sq. feet)



