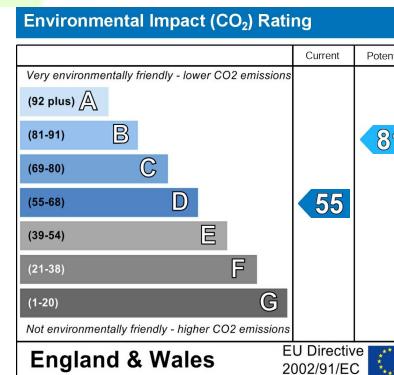
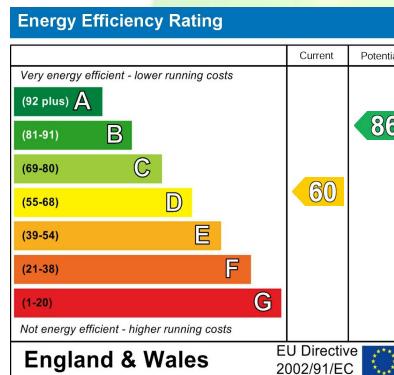


DIRECTIONS

From the Brittons Office in Dersingham, turn right onto Hunstanton Road, B1440. Turn left onto Manor Road, and then right onto Sandringham Road. Continue to follow B1440. At the next junction, turn left onto the A148 towards Fakenham. Continue past the garage on the left, through Hillington, and then turn right onto B1153 towards Gayton. After a couple of miles, you will enter the village of Grimston, and turn right into Low Road, and then left into Bracken Way 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.

Residential Sales... Residential Lettings... Commercial Sales... Commercial Lettings... Residential Sales... Residential Lettings...



11 Bracken Way Grimston King's Lynn Norfolk PE32 1XA

TWO BEDROOM SEM DETACHED BUNGALOW WITH GARAGE AND DRIVEWAY- NO UPWARD CHAIN

Grimston

£230,000 Freehold



Telephone: 01553 692828
Email: sales@brittons.net

View all our properties 24/7 www.brittons.net





LOUNGE

17'6" x 11'6" max (5.33m x 3.51m max)

KITCHEN

10'1" x 8'10" (3.07m x 2.69m)

INNER HALLWAY

10'4" x 3'0" (3.15m x 0.91m)

BEDROOM ONE

11'0" x 9'0" (3.35m x 2.74m)

BEDROOM TWO

9'4" x 8'0" (2.84m x 2.44m)

SHOWER ROOM

6'4" x 5'6" (1.93m x 1.68m)

FRONT GARDEN

Shingled with shrubs and small trees.

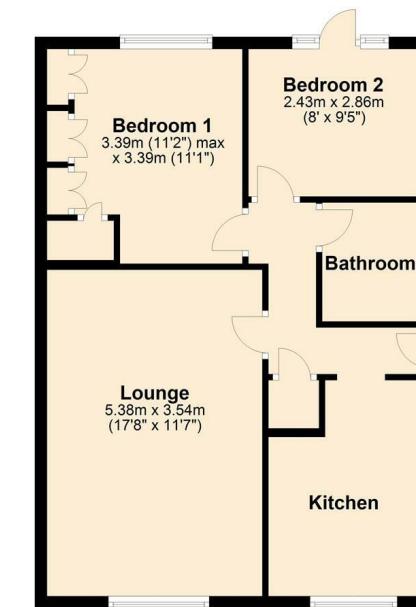
REAR GARDEN

Courtyard style garden, with shingle and terracing, with borders and shrubs.

SINGLE GARAGE

We are delighted to offer this two bedroom semi detached bungalow with garage and driveway. The property benefits from oil fired central heating and uPVC double glazing. The accommodation comprises inner hallway, lounge, kitchen, two bedrooms (one bedroom currently used as dining room) and shower room. Front garden laid to shingle with shrubs and trees. Rear courtyard style garden with borders and shrubs. No Upward Chain.

Ground Floor



All Sizes Are Approximates Only
Plan produced using PlanUp.



