

## 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.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 86        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 60                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

  

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         | 81        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 55                      |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| 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.



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**





|  |                                       |
|--|---------------------------------------|
| <b>LOUNGE</b>  | 17'6" x 11'6" max (5.33m x 3.51m max) |
| <b>KITCHEN</b><br>With fitted wall and base units, double oven and hob. Integrated fridge freezer,                   | 10'1" x 8'10" (3.07m x 2.69m)         |
| <b>INNER HALLWAY</b><br>Airing Cupboard  | 10'4" x 3'0" (3.15m x 0.91m)          |
| <b>BEDROOM ONE</b><br>With fitted wardrobes.   | 11'0" x 9'0" (3.35m x 2.74m)          |
| <b>BEDROOM TWO</b><br>At present this is being used as a dining area, this has a door leading out to the back garden | 9'4" x 8'0" (2.84m x 2.44m)           |
| <b>SHOWER ROOM</b><br>Three piece suite comprising of shower cubicle, wash hand basin and w.c.                       | 6'4" x 5'6" (1.93m x 1.68m)           |
| <b>FRONT GARDEN</b><br>Shingled with shrubs and small trees.   |                                       |
| <b>REAR GARDEN</b><br>Courtyard style garden, with shingle and terracing, with borders and shrubs.                   |                                       |
| <b>SINGLE GARAGE</b>   |                                       |

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.









