

DIRECTIONS

Sat Nav: PE34 4NJ

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

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"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

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This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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2 Wesley Avenue Terrington St. Clement, King's Lynn PE34 4NJ

WELL PRESENTED DETACHED TWO BEDROOM BUNGALOW WITH
DRIVEWAY AND GARAGE

Terrington St. Clement,

£250,000 Freehold

01553 692828
sales@brittons.net





| | |
|---|---|
| KITCHEN Range of wall base and draw units with work top over. Airing cupboard and a useful pantry. Space for a washing machine and a fridge. Window looking into the conservatory allowing light to flow into the room. Vinyl flooring. | 11'8 x 9'11 (3.56m x 3.02m) |
| LOUNGE Fitted carpet, window to side and front, two radiators and a fireplace. | 15'2 x 13'2 maximum (4.62m x 4.01m maximum) |
| CONSERVATORY Tiled floor, radiator, French doors to the rear garden and a door into the kitchen. | 9'6 x 11'0 (2.90m x 3.35m) |
| HALLWAY Fitted carpet. Loft access, a radiator, storage cupboard and the front door. | |
| BEDROOM ONE Fitted carpet, single radiator and window to front aspect. | 11'8 x 10'11 (3.56m x 3.33m) |
| BEDROOM TWO Fitted carpet, window to rear aspect, and a radiator. | 11'5 x 10'11 (3.48m x 3.33m) |
| BATHROOM Four piece suite comprising of an enclosed shower cubicle with thermostatic mixer, W.C, hand wash basin and a bath. Vinyl flooring a radiator. Two windows to the rear aspect. | 6'11 x 5'7 (2.11m x 1.70m) |
| GARAGE The garage has power and light with a up and over door. Personal door to the side leading to the rear garden. | 19'4 x 12'4 (5.89m x 3.76m) |

REAR GARDEN
Rear garden is mainly laid to lawn, has a patio area, a greenhouse, wooden shed, a plastic storage shed and well stocked borders.

FRONT GARDEN
Mainly laid to lawn with well stocked borders.

DRIVEWAY
Large gravel driveway with ample parking for multiple cars.

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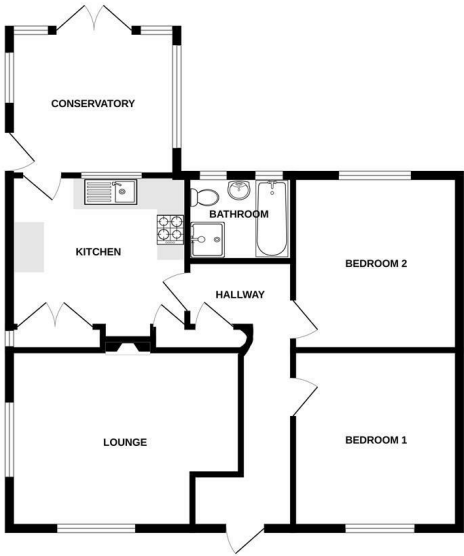
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Nestled in Wesley Avenue, Terrington St. Clement, this charming detached bungalow offers a delightful opportunity for those seeking a peaceful retreat. Built in 1965, the property boasts a well-maintained exterior and a welcoming atmosphere, making it perfect for anyone looking to create their ideal home. Inside, you will find bright and spacious rooms that provide a comfortable living environment. The bungalow features a generous reception room, ideal for entertaining guests or enjoying quiet evenings in. With two well-proportioned bedrooms, there is ample space for relaxation and rest. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the lovely conservatory, which invites natural light and offers a serene space to enjoy the surrounding views of the garden. The well-maintained garden is a true gem, providing a perfect outdoor area for gardening enthusiasts or simply unwinding in the fresh air. Driveway parking makes it an excellent choice for families or those with multiple cars. The quiet location enhances the appeal of this bungalow, offering a peaceful lifestyle while still being within reach of local amenities and regular buses into the local town. This property presents a wonderful opportunity to create a warm and inviting home in a desirable area. Whether you are a first-time buyer, a downsizer, or looking for a serene retreat, this bungalow on Wesley Avenue is sure to impress.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such in any prospective purchase. The images, drawings and specifications are for general guidance only.
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