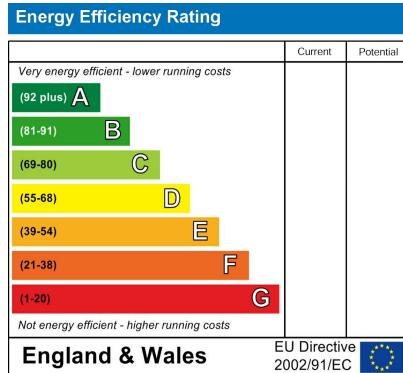


## DIRECTIONS

Sat Nav: PE31 7RA



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## 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.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

*"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.*

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Beach Road Snettisham King's Lynn Norfolk PE31 7RA

## TWO BEDROOM BUNGALOW WITHIN WALKING DISTANCE OF SNETTISHAM BEACH

King's Lynn

£175,000 Leasehold

01553 69282  
sales@brittons.net





#### KITCHEN

Range of wall-mounted, base, wall and drawer units with work top over, single radiator, space for oven, space and plumbing for washing machine, window to side aspect. Vinyl flooring. 804 x 607 (2.54m x 2.01m)

13'03 x 13'00 (4.04m x 3.96m)

#### LIVING ROOM

Laminate flooring. French doors to front patio. Window to side aspect. Single radiator.

#### HALLWAY

Laminate flooring, loft access, leading to all rooms.

#### BEDROOM ONE

Laminate flooring, double aspect windows to side and rear, fitted wardrobes.

#### BEDROOM TWO

Bedroom Two: 9'06" x 6'06". Laminate flooring, Window to rear aspect, single radiator.

#### SHOWER ROOM

Three piece suite comprising of W.C, large shower enclosure with thermostatic shower, hand wash basin, heated towel rail and tiled flooring.

#### IMPORTANT INFORMATION

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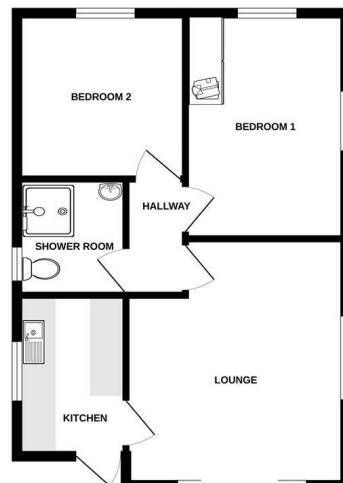
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Nestled on Beach Road in the charming village of Snettisham, King's Lynn, this delightful detached bungalow offers a unique opportunity for someone seeking a cosy retreat by the coast. The bungalow features a welcoming reception room that provides a warm and inviting space for relaxation and entertaining. It boasts two comfortable bedrooms, with the first bedroom conveniently equipped with a fitted wardrobe, ensuring ample storage for your belongings. The modern shower room adds a touch of contemporary style, making it both functional and aesthetically pleasing. This well-maintained property is ideal for those who appreciate a peaceful lifestyle, with the added benefit of an extended 11-month occupancy period (previously six months). Please note that the site is closed from 15th January to 15th February, allowing for a long seasonal retreat. Whether you are looking for a weekend getaway or a holiday home, this bungalow on Beach Road is a wonderful choice. Its cosy atmosphere and thoughtful layout make it a perfect haven for relaxation. Don't miss the chance to make this charming property your own.

PLEASE NOTE: This property will likely be hard to mortgage, please contact us to find out more. This is great for cash purchasers or someone able to organise alternate finance.

#### GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate and must not be relied upon as being exact. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. We take no responsibility for any errors or omissions. Made with Microplan 22026

