

## DIRECTIONS

Sat Nav: PE32 1AW

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		55	
(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.

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.*

*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.*

*The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.*

*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.*



**brittons**  
estate agents

[www.brittons.net](http://www.brittons.net)



12 Station Road Roydon King's Lynn PE32 1AW

**THREE BEDROOM DETACHED BUNGALOW IN SOUGHT AFTER AREA  
WITH DRIVEWAY AND GARAGE**

**King's Lynn**

**£240,000 Freehold**

01553 692828  
[sales@brittons.net](mailto:sales@brittons.net)





<b>ENTRANCE HALL</b> Fitted carpet. Single radiator. Leading to all rooms. Airing cupboard. Storage cupboard. Loft access.	14'11 x 12'8 (4.55m x 3.86m)
<b>KITCHEN</b> Range of wall mounted, base and drawer units with worktop over. Integrated Bosch oven and electric hob with extractor hood over. Stainless steel bowl sink with mixer tap over and separate drainer with plug. Splashback tiling throughout. Tiled flooring. Window and door to side aspect.	20'3 x 8'10 (6.17m x 2.69m )
<b>LOUNGE</b> Fitted carpet. Window to the front aspect. Double radiator. Wooden fireplace with large electric fire.	17'8 x 11'10 (5.38m x 3.61m)
<b>BATHROOM</b> Three piece suite with bath, W.C, pedestal hand wash basin with hot and cold tap. Mix of half height and full height wall tiling. Tile flooring. Two obscured windows to the side. Heated towel.	9'1 x 7'8 (2.77m x 2.34m)
<b>BEDROOM ONE</b> Fitted carpet. Single radiator. Window to the rear garden.	12'10 x 10'11 (3.91m x 3.33m)
<b>BEDROOM TWO</b> Fitted carpet. Single radiator. Window to the rear garden.	10'10 x 9'9 (3.30m x 2.97m)
<b>BEDROOM THREE</b> Fitted carpet, window to rear aspect and a single radiator.	11'0 x 9'9 (3.35m x 2.97m)
<b>GARAGE</b> Concrete flooring. Door to the side. Up and over garage door. Lighting and power supply. Window to the front.	

**IMPORTANT INFORMATION**

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: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

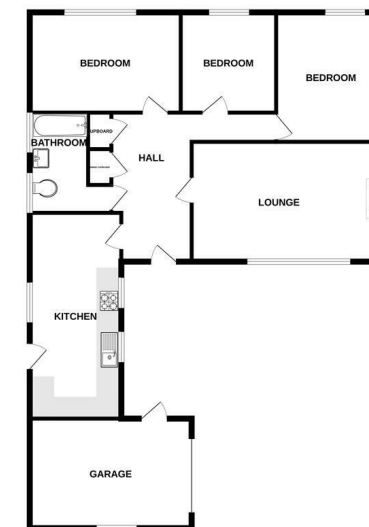
PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

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.

Nestled on Station Road in the charming village of Roydon, this delightful detached bungalow presents an excellent opportunity for those seeking a home with great potential. With three well-proportioned bedrooms and a spacious reception room, this property is perfect for families or those looking to downsize in a tranquil setting. The bungalow boasts a welcoming layout, enhanced by an abundance of natural light that fills the living spaces. The feature fireplace in the lounge adds a touch of character, creating a cosy atmosphere for relaxation and entertaining. While the property would benefit from modernisation, it is brimming with possibilities for the discerning buyer to create their dream home. Set in a quiet and desirable semi-rural location, this bungalow offers the perfect balance of peace and accessibility. The garage and driveway provide ample parking and storage options, making it a practical choice for everyday living. This property is not just a house; it is a canvas awaiting your personal touch. With its spacious rooms and inviting ambiance, it is an ideal setting for those looking to enjoy the serene lifestyle that Roydon has to offer. Don't miss the chance to explore the potential of this lovely bungalow.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, levels and any other such data are approximate and no responsibility is taken for any mis-interpretation or use of the same. This plan is for illustrative purposes only and should be used as such by any intending purchaser. The views, images and descriptions herein are for general information only.  
Made with MetreX (2022) 11/2022



