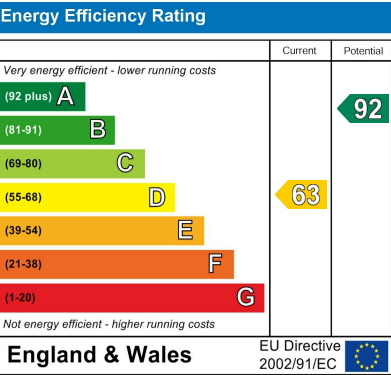


DIRECTIONS

From Kings Lynn Hardwick roundabout travel south along the A10 signposted Downham Market and continue along for approx. 3 miles. Turn right onto Chapel Lane where Ladysmith Cottages 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.

"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.

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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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COSY TWO BEDROOM TERRACED COTTAGE IN POPULAR VILLAGE  
LOCATION

West Winch

Freehold

Offers in excess of  
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|                                                                                                                                                                                                                                                                                                 |                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| <b>LIVING/DINING ROOM</b><br>Open plan lounge diner with laminate flooring, double radiator in the dining room area with another double radiator in the lounge. Window to the front aspect and the front door leading onto the street.                                                          | 11'7 x 20'3 (3.53m x 6.17m ) |
| <b>KITCHEN</b><br>Range of wall, base and drawer units. Integrated electric oven and electric hob. Space for washing machine and space for either dishwasher or tumble drier. Radiator. Window to the rear aspect with UPVC door leading to the rear and the boiler is situated in the kitchen. | 11'7 x10'4 (3.53m x3.15m )   |
| <b>LANDING</b><br>Fitted carpet and doors leading to all rooms.                                                                                                                                                                                                                                 |                              |
| <b>BEDROOM ONE</b><br>Fitted carpet, window to front aspect and a double radiator.                                                                                                                                                                                                              | 11'10 x 6'4 (3.61m x 1.93m)  |
| <b>BEDROOM TWO</b><br>Laminate flooring, double radiator and window to rear aspect.                                                                                                                                                                                                             | 11'10 x 8'8 (3.61m x 2.64m ) |
| <b>SHOWER ROOM</b><br>Three piece suite featuring vinyl flooring, a shower enclosure with thermostatic mixer bar, W.C and hand wash basin set in vanity unit. Extractor fan and a heated towel rail.                                                                                            | 5'7 x 5'2 (1.70m x 1.57m )   |

**REAR OF PROPERTY**  
Small gravel low maintenance courtyard area and Parking with a timber shed.

**IMPORTANT INFORMATION**  
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Situated in the village of West Winch, this delightful terraced cottage on Chapel Lane offers a perfect blend of character and modern living. The property has been thoughtfully maintained, showcasing bright and welcoming rooms that create an inviting atmosphere throughout. As you enter through the front door, you are greeted by a spacious open plan lounge diner, ideal for both relaxation and entertaining. The well-presented interior is complemented by two reception rooms, providing ample space for family gatherings or quiet evenings at home. The cottage features two comfortable bedrooms, ensuring a restful retreat for all occupants. The spacious kitchen is a standout feature, equipped with modern amenities and a door that leads to the rear of the property, allowing for easy access to outdoor space. Additionally, the property benefits from off-road parking, a valuable asset in this picturesque village setting. With its blend of historical charm and contemporary convenience, this cottage is an excellent opportunity for those seeking a cosy home in a tranquil location. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown and described are used as such by any prospective purchaser. The services, fixtures and appliances shown and described are used as such by any prospective purchaser. The services, fixtures and appliances shown and described are used as such by any prospective purchaser. Made with Hoxiplex 10/2023



