

DIRECTIONS

SATNAV: PE34 4LY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		58	
(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.



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15 The Burnhams Terrington St. Clement King's Lynn PE34 4LY

THREE BEDROOM DETACHED BUNGALOW WITH GARAGE

King's Lynn

£299,995 Freehold

01553 692828
sales@brittons.net





PORCH Tiled flooring, windows to front and sides.	4'4" x 3'8" (1.32m x 1.12m)
HALLWAY Tiled floor, radiator, doors to all rooms, including storage cupboard with boiler. Access to loft.	24'7" x 4'5" (7.49m x 1.35m)
LOUNGE Carpeted, double radiators, fireplace with inset electric fire, double glazed window to front.	20'10" x 12'2" (6.35m x 3.71m)
KITCHEN Tiled floor, radiator, door to conservatory. wall and base units, integrated electric oven and hob, space for fridge freezer, washing machine and tumble dryer.	14'8" x 9'2" (4.47m x 2.79m)
CONSERVATORY Tiled floor, windows to rear and sides, French doors to gardens.	25' x 10' (7.62m x 3.05m)
BEDROOM ONE Carpeted, double radiator, double glazed window to rear.	12'11" x 12'1" (3.94m x 3.68m)
BEDROOM TWO Carpeted, radiator, double glazed window to front.	9'10" x 9'10" (3.00m x 3.00m)
BEDROOM THREE Carpeted, radiator, double glazed window to side.	10' x 7' (3.05m x 2.13m)

BATHROOM
Fully tiled, heated towel rail, bath with overhead shower, hand basin, obscure window to side.

CLOAKROOM
Fully tiled, heated towel rail, toilet, obscure window to side.

FRONT GARDEN
Laid to lawn, with some shrubs, driveway leading to garage.

REAR GARDEN
Laid to lawn, side gate access

GARAGE
Single garage with up and over door, light and power.

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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.

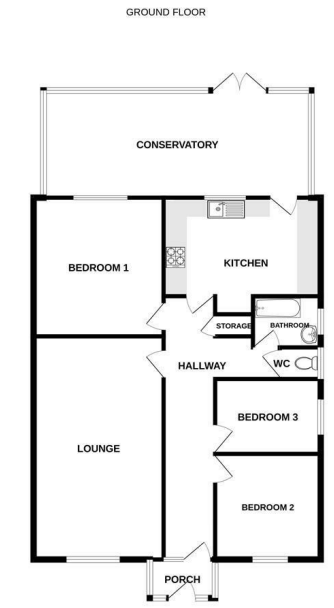
PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

Located in the charming village of Terrington St. Clement, King's Lynn, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and convenience. The property is situated in a popular location, making it an ideal choice for families and those seeking a peaceful lifestyle.

Within the bungalow, the inviting living area exudes warmth and homeliness. The well-designed layout includes three generously sized bedrooms, providing ample space for relaxation. The home features a lovely conservatory, which allows natural light to flood in, creating a bright and airy atmosphere. This versatile space can be enjoyed as a sunlit reading nook or a vibrant area for entertaining guests.

The exterior of the property is equally impressive, boasting a garage and a driveway that accommodates parking for multiple vehicles, ensuring convenience for both residents and visitors. The surrounding area is tranquil, with the village offering a sense of community and easy access to local amenities.

This bungalow is a place where memories can be made. With its appealing features and prime location, it presents an excellent opportunity for those looking to settle in a serene environment while still being close to the conveniences of modern living. Do not miss the chance to make this charming bungalow your new home.



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 misinterpretation or use of the same. This plan is for illustrative purposes only and should be used in conjunction with any other information provided. The views expressed are not intended to represent any other person's views.
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