

## DIRECTIONS

SAT NAV: PE34 4QU

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(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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[www.brittons.net](http://www.brittons.net)



3, Victory Lane Tilney St. Lawrence King's Lynn PE34 4QU

**COSY TWO BEDROOM END OF TERRACE COTTAGE IN VILLAGE LOCATION**

**King's Lynn**

**£160,000 Freehold**

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





<b>KITCHEN</b> Wood effect flooring with a range of base, wall and drawer units with worktop over. One and a half bowl sink, integrated hob and oven and space for dishwasher. Window to the side aspect and stairs to the first floor.	13'6 x 9'0 (4.11m x 2.74m)
<b>LOUNGE</b> Wood effect flooring, front door opening into the lounge. Fireplace with a burner inset. Window to the front aspect. Electric radiator.	13'5 x 11'0 (4.09m x 3.35m)
<b>UTILITY / REAR HALL</b> Tiled floor, plumbing for washing machine, electric heater, door to side aspect leading into rear garden. Door to shower room.	5'5 x 4'6 (1.65m x 1.37m)
<b>SHOWER ROOM</b> Three piece suite comprising of a double walk-in enclosure with thermostatic mixer bar, hand wash basin inset a vanity unit, W.C and window to rear aspect with an electric heater.	6'9 x 5'4 (2.06m x 1.63m)
<b>LANDING</b> Fitted carpet	
<b>BEDROOM ONE</b> Fitted carpet, loft access, electric heater and window to front aspect.	13'5 x 12'1 (4.09m x 3.68m)
<b>BEDROOM TWO</b> Fitted carpet, electric heater and window to rear aspect.	10'2 x 9'0 (3.10m x 2.74m)

**REAR GARDEN**  
Enclosed with a patio area, lawn and borders with trees and shrubs. Shingle area to the rear with timber shed.

**FRONT GARDEN**  
Benefits a paved area. Access to the side via a wooden gate.

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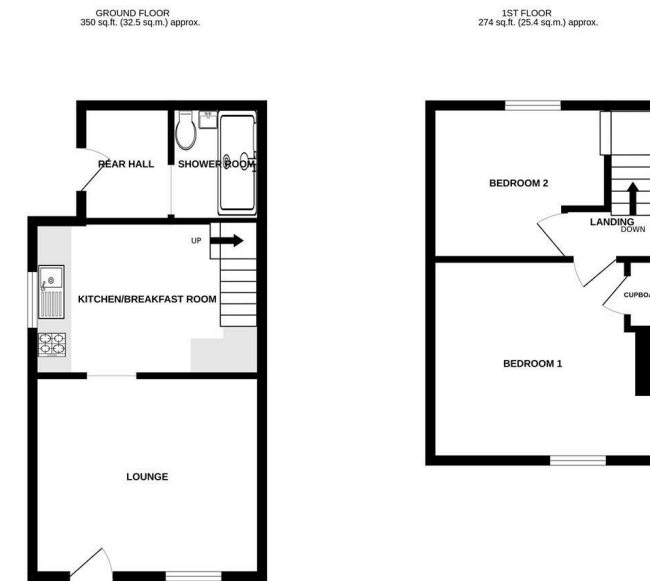
**MONEY LAUNDERING:** In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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Nestled in the quiet village of Tilney St. Lawrence, this end-terraced cottage on Victory Lane offers a perfect blend of comfort and potential. With two bedrooms and a well-appointed shower room, this homely abode is ideal for those seeking a tranquil lifestyle. The spacious reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. Large windows in the bedrooms flood the space with natural light, creating a bright and airy feel throughout the property. The cottage features a practical utility area, adding to its functionality and convenience. While the property would benefit from some maintenance, it presents an excellent opportunity for buyers to personalise and enhance their new home. The enclosed rear garden offers a private outdoor space, perfect for enjoying the fresh air or hosting summer gatherings. Located in a quiet village, residents will appreciate the close proximity to essential transport links, local shops, and the primary school, making it an ideal choice for families or those looking to downsize. This cosy cottage is a wonderful opportunity to embrace village life while still being within easy reach of the amenities of King's Lynn. Whether you are a first-time buyer or seeking a peaceful retreat, this property is sure to capture your heart.



TOTAL FLOOR AREA: 623 sq. ft. (57.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, buildings, areas and any other items are approximate and no responsibility is accepted for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for your perspective purposes. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their condition.  
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