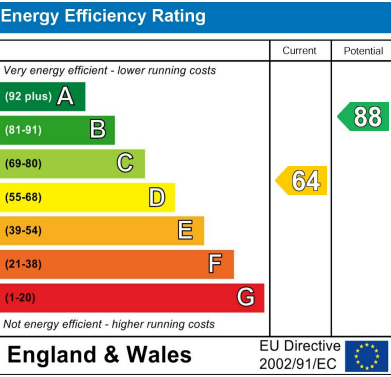


DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 1st exit signposted Hunstanton onto the A149. Continue along this road and at the roundabout take the 1st exit onto the A149 again towards Hunstanton, take the 2nd right onto Common Road, continue onto Alma Road where the property 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.

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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3 Alma Road Snettisham King's Lynn, Norfolk PE31 7NY

TWO BEDROOM SEMI DETACHED COTTAGE WITH OFF ROAD PARKING, COURTYARD GARDEN IN POPULAR COSTAL LOCATION.
NO UPWARD CHAIN

Snettisham

£265,000 Freehold

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ENTRANCE LOBBY Tiled flooring and door through to Kitchen and Cloakroom.	3'8 x 2'6 (1.12m x 0.76m)
CLOAKROOM Comprising of a hand wash basin, W.C, window to front aspect, tiled flooring and radiator.	4'9 x 2'6 (1.45m x 0.76m)
LOUNGE Fitted carpet, built in shelves, window to rear aspect, double radiator and open fire with brick surround and brick hearth.	14'1 x 12'1 (4.29m x 3.68m)
DINING ROOM Stairs leading to first floor, under stairs cupboard, two window to front aspects, two double radiators and fitted carpet.	13'6 x 13'6 max (4.11m x 4.11m max)
KITCHEN Range of wall, base and drawer units with worktop over, stainless steel sink with mixer tap over, space for washing machine, dishwasher and free standing fridge, integrated oven and integrated electric hob, double radiator, window to side and rear aspect, tiled flooring and door leading into Cloakroom.	9'11 x 8'11 (3.02m x 2.72m)
BATHROOM Three piece suite comprising of pedestal hand wash basin, W.C, bath with handheld shower attachment over with mixer taps, laminate flooring, double radiator, window to front aspect and extractor fan.	
MASTER BEDROOM Refurbished original wooden flooring, two double radiators, window to rear aspect and open fire with wooden surround and wooden hearth.	14'0 x 10'0 (4.27m x 3.05m)
BEDROOM 2 Fitted carpet, double radiator and window to front aspect.	10'8 x 7'9 max (3.25m x 2.36m max)

REAR GARDEN
Fully enclosed, wooden gate to footpath, laid to patio tiles with decorative shingle and mature shrubs.

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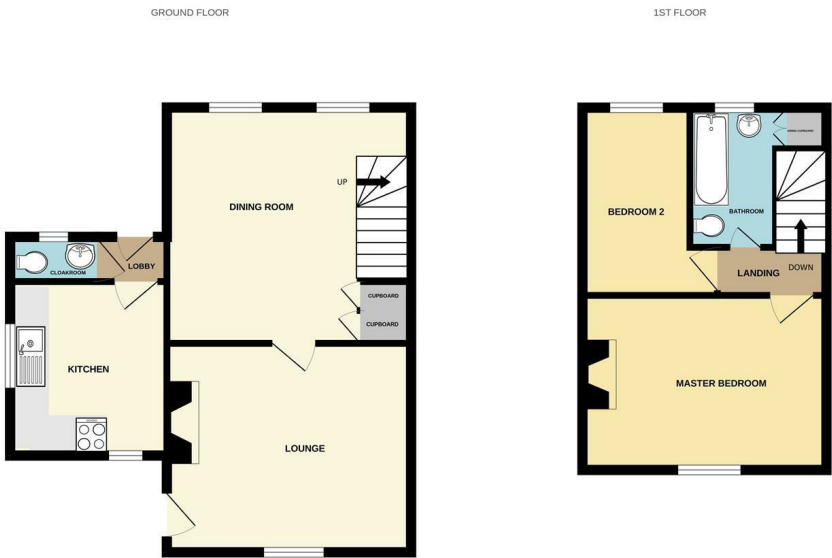
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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

Nestled in the charming village of Snettisham, Norfolk, this delightful semi-detached cottage on Alma Road offers a perfect blend of character and modern living. Built in 1890, the property exudes a sense of history while providing all the comforts of contemporary life. The cottage features two inviting reception rooms, ideal for both relaxation and entertaining. With two well-proportioned bedrooms, it is perfect for small families or couples seeking a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is its coastal location, allowing residents to enjoy the beauty of the nearby beaches and the stunning Norfolk coastline. The cottage also benefits from off road parking, a valuable asset in this picturesque area. Additionally, the courtyard garden provides a lovely outdoor space, perfect for enjoying the fresh air or hosting summer gatherings. This semi-detached cottage is not just a home; it is a lifestyle choice, offering a unique opportunity to embrace the tranquillity of village life while being close to the coast. Whether you are looking for a permanent residence or a holiday retreat, this property is sure to impress. Don't miss the chance to make this charming cottage your own.

NO UPWARD CHAIN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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