

## DIRECTIONS

Sat Nav: PE31 7RA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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Beach Road Snettisham King's Lynn Norfolk PE31 7RA

**TWO BEDROOM BUNGALOW WITHIN WALKING DISTANCE OF  
SNETTISHAM BEACH**

**King's Lynn**

**£170,000 Leasehold**

**01553 692828**  
**sales@brittons.net**





**KITCHEN**  
Range of wall-mounted, base, wall and drawer units with work top over, single radiator, space for oven, space and plumbing for washing machine, window to side aspect. Vinyl flooring. 8'04 x 6'07 (2.54m x 2.01m)

**LIVING ROOM**  
Laminate flooring. French doors to front patio. Window to side aspect. Single radiator. 13'03 x 13'00 (4.04m x 3.96m )

**HALLWAY**  
Laminate flooring, loft access, leading to all rooms.

**BEDROOM ONE**  
Laminate flooring, double aspect windows to side and rear, fitted wardrobes. 10'04 x 9'06 (3.15m x 2.90m)

**BEDROOM TWO**  
Bedroom Two: 9'06" x 6'06". Laminate flooring, Window to rear aspect, single radiator. 9'06 x 6'06 (2.90m x 1.98m)

**SHOWER ROOM**  
Three piece suite comprising of W.C, large shower enclosure with thermostatic shower, hand wash basin, heated towel rail and tiled flooring.

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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 on Beach Road in the charming village of Snettisham, King's Lynn, this delightful detached bungalow offers a unique opportunity for someone seeking a cosy retreat by the coast. The bungalow features a welcoming reception room that provides a warm and inviting space for relaxation and entertaining. It boasts two comfortable bedrooms, with the first bedroom conveniently equipped with a fitted wardrobe, ensuring ample storage for your belongings. The modern shower room adds a touch of contemporary style, making it both functional and aesthetically pleasing. This well-maintained property is ideal for those who appreciate a peaceful lifestyle, with the added benefit of an extended 11-month occupancy period (previously six months). Please note that the site is closed from 15th January to 15th February, allowing for a long seasonal retreat. Whether you are looking for a weekend getaway or a holiday home, this bungalow on Beach Road is a wonderful choice. Its cosy atmosphere and thoughtful layout make it a perfect haven for relaxation. Don't miss the chance to make this charming property your own.

**PLEASE NOTE:** This property will likely be hard to mortgage, please contact us to find out more. This is great for cash purchasers or someone able to organise alternate finance.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floor plan, measurements, fixtures, fittings and appliances are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should not be used as a guide to any dimensions. The agents accept no liability for any errors or omissions. Made and designed 12/25



