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## DIRECTIONS

From the Southgates roundabout take the 2nd exit onto the A149. At the next roundabout take the 3rd exit onto the A10. At the next roundabout take the 2nd exit onto the A10 turn right onto Thieves Bridge Road just under a mile taking third right turn onto Beechwood Close. Where the property can be found on the left hand side easily identified by our For Sale board.

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



3 Beechwood Close Watlington King's Lynn, Norfolk PE33 0HP

**SITUATED IN A POPULAR LOCATION THREE BEDROOM BUNGALOW IN  
NEED OF MODERNISATION**

**Watlington**

**Freehold**

**Guide price £170,000**

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





- LOUNGE**  
Fitted carpet, fitted gas fire, window to side aspect and another to the front aspect. Two radiators.
- KITCHEN**  
Range of wall, base and drawer units with worktop over. Breakfast bar. Stainless steel sink with mixer tap over, integrated eye level electric oven and gas hob. Wall mounted Baxi boiler. Space for washing machine and fridge. Extractor fan. TV Point. Window to front aspect and vinyl flooring. Radiator.
- L SHAPED HALLWAY**  
Door to front of property. Fitted carpet, storage cupboard, airing cupboard, loft access, radiator.
- SHOWER ROOM**  
Comprising of three piece suite with hand wash basin set within vanity unit with mixer tap over, W.C, and quadrant shower enclosure with thermostatic shower and hand rails. Wall mounted electric heater. Extractor fan. Obscured window to side aspect. Fully tiled walls, with vinyl flooring. Heated towel rail.
- BEDROOM ONE**  
Fitted carpet, selection of fitted wardrobes and drawers. Window to rear aspect. Radiator.
- BEDROOM TWO**  
Fitted carpet, radiator, open plan leading into conservatory.
- CONSERVATORY**  
With panoramic views of the garden and sliding doors to the rear.
- BEDROOM THREE**  
Fitted carpet, window to side aspect and radiator.
- FRONT GARDEN**  
Mainly laid to decorative gravel with hard standing parking area for multiple vehicles.
- REAR GARDEN**  
Private and enclosed mainly laid to patio with flower bed. Gate leading to driveway.
- GARAGE**  
Single up and over door.
- 18'10 x 10'11 (5.74m x 3.33m )

11'0 x 9'6 (3.35m x 2.90m )

15'1 x 13'3 x 4'2 x 3'0 (4.60m x 4.04m x 1.27m x 0.91m)

7'1 x 5'5 (2.16m x 1.65m )

12'2 x 11'9 (3.71m x 3.58m )

13'3 x 8'5 (4.04m x 2.57m )

9'10 x 6'10 (3.00m x 2.08m )

9'6 x 7'8 (2.90m x 2.34m )

**\*\* Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000 \*\*** Nestled in the charming Beechwood Close, Watlington, this delightful link detached bungalow presents an excellent opportunity for those seeking a project in a desirable location. With three bedrooms and a spacious reception room, this property offers ample living space for families or those looking to downsize. The bungalow also features a conservatory, which provides a lovely spot to enjoy the garden views and natural light, making it an ideal space for relaxation or entertaining guests. Although the property is in need of modernisation, it holds great potential for transformation into a contemporary home tailored to your tastes. One of the standout features of this property is its eco-friendly solar panels, which not only contribute to energy efficiency but also promise to reduce utility costs. The location is particularly appealing, as the village boasts a train station with direct links to King's Cross, London, making it perfect for commuters or those who enjoy the vibrancy of city life while residing in a tranquil setting. Additionally, the property is offered with no upward chain, allowing for a smooth and straightforward purchasing process. This bungalow is a rare find in a sought-after area, and with a little vision and effort, it could become a truly wonderful home. Don't miss the chance to explore the potential this property has to offer.

GROUND FLOOR



©2024 every effort 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 misstatement. This plan is for guidance 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 operation or efficiency can be given. Made with Mapogen ©2024



