

DIRECTIONS

SAT NAV: PE34 4QT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		59	
(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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62 Westfields Tilney St. Lawrence King's Lynn PE34 4QT

TWO BEDROOM SEMI DETACHED BUNGALOW WITH DRIVEWAY AND A GARAGE

King's Lynn

£170,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL

Tiled flooring, single radiator, leading to all rooms.

KITCHEN

Range of wall mounted, base and drawer units with worktop over, space for oven, space and plumbing for dishwasher, stainless steel sink with drainer under window to front aspect, single radiator. Tiled flooring, airing cupboard, pantry cupboard, windows to side aspect. 19'07 x 9'0 (5.97m x 2.74m)

LOUNGE

Fitted carpet, double radiator, window to rear garden with open field views. 14'6 x 11'11 (4.42m x 3.63m)

BEDROOM ONE

Fitted carpet, double radiator, window to rear garden with open field views. 14'6 x 10'0 (4.42m x 3.05m)

BEDROOM TWO

Fitted carpet, double radiator, window to front aspect. 11'10 x 10'0 (3.61m x 3.05m)

BATHROOM

Three piece suite comprising of a fitted bath, hand wash basin and W.C, half height wall tiling, tiled flooring, single radiator and an obscured window to front aspect. 6'08 x 4'08 (2.03m x 1.42m)

REAR PORCH

Tiled flooring, single radiator, boiler, door to rear garden.

REAR OF PROPERTY

Larger than average garden mainly laid-to-lawn with patio area, wooden shed, dropped rear fence with scenic field views

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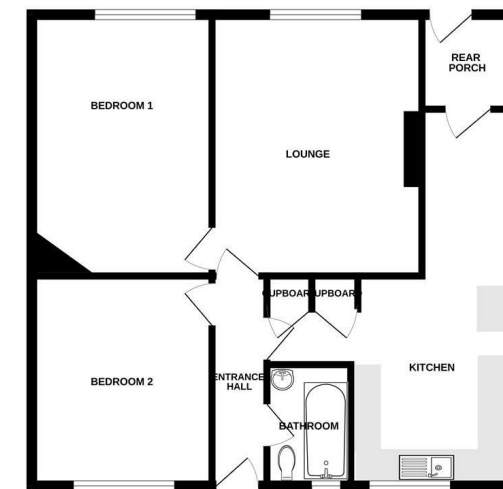
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Nestled in the tranquil and highly sought-after area of Westfields, Tilney St. Lawrence, this charming semi-detached bungalow offers a delightful retreat with picturesque field views. The property boasts a well-presented interior that is both inviting and functional. The bungalow features a comfortable reception room, perfect for relaxation or entertaining guests. With two well-proportioned bedrooms, there is ample space for a small family or those looking to downsize. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is its larger than average garden, providing a wonderful outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The garden is ideal for hosting summer barbecues or enjoying quiet evenings under the stars. Additionally, the property benefits from driveway parking and a garage, offering practical solutions for vehicle storage and convenience. The quiet surroundings enhance the appeal of this bungalow, making it a perfect sanctuary away from the hustle and bustle of everyday life. This delightful home is not only a fantastic opportunity for first-time buyers but also for those seeking a peaceful lifestyle in a picturesque setting. With its combination of comfort, space, and beautiful views, this bungalow is sure to attract interest. Do not miss the chance to make this lovely property your own.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the supplied particulars, measurements of items included, location and other details are approximate and no responsibility is taken for any errors or omissions on the part of the agents. This plan is for illustrative purposes only and should not be used as a basis for any professional opinion. The agents, agents and applicable laws and regulations apply to the property. Made with DesignGlobe



