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DIRECTIONS

From Kings Lynn town centre, proceed out along John Kennedy Road, continue onto Edward Benefer Way, at the traffic lights turn left onto Castle Rising Road, follow the road round, on entering the village of Castle Rising turn left before the Tea Shop onto Church Road where the property can be found on the right hand side directly opposite the village green.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		51	
(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.



24 Lower Road Castle Rising King's Lynn Norfolk PE31 6AD

TWO BEDROOM BRICK & CARRSTONE END TERRACE COTTAGE WITH GARAGE AND DRIVEWAY - NO UPWARD CHAIN

Castle Rising

Guide Price £300,000 Freehold

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STORM PORCH

SITTING ROOM

Fitted carpet. Large feature fireplace with inset wood burner. Stairs to first floor. Window to front with views over Castle Rising Green. Decorative brick archway and ceiling beams leading to:

14'2 x 14'1 (4.32m x 4.29m)

DINING ROOM

Window to front with views over the Village Green. French doors to side garden. Steps leading down to the kitchen.

14'2 x 9'5 (4.32m x 2.87m)

KITCHEN

Range of Country style solid wood kitchen units comprising wall, base and drawer units with worktops over. Recessed brick shelved area, currently housing stove which is available by separate negotiation. Stainless style sink with drainer. Double oven with electric hob over. Tiled Floor. Windows to side and rear with views over the garden.

12'5 x 9'9 (3.78m x 2.97m)

UTILITY ROOM

Stainless steel sink with drainer. Space and plumbing for washing machine. Boiler. Tiled floor. Door to rear garden.

9'10 x 5'10 (3.00m x 1.78m)

REAR L-SHAPED HALLWAY

Tiled floor. Loft access. Door to rear.

9'9 x 7'2 (2.97m x 2.18m)

DOWNSTAIRS W.C.

Two piece suite comprising wash hand basin and w.c. Half tiled walls.

5'9 x 2'11 (1.75m x 0.89m)

LANDING

Loft access. Ample eaves storage.

11'8 x 3'0 (3.56m x 0.91m)

BEDROOM 1

Dual aspect windows with idyllic views to the village green and garden. Wooden beams. Latch door.

14'1 x 9'3 (4.29m x 2.82m)

BEDROOM 2

Windows to side and rear aspects with wonderful views to garden and village green. Latch door.

14'3 x 9'5 (4.34m x 2.87m)

BATHROOM

Four piece suite comprising shower cubicle with electric shower, bath, wash hand basin and w.c. Fully tiled walls. Frosted window to rear aspect. Latch door.

9'0 x 8'6 max (2.74m x 2.59m max)

WRAP AROUND STYLE GARDEN

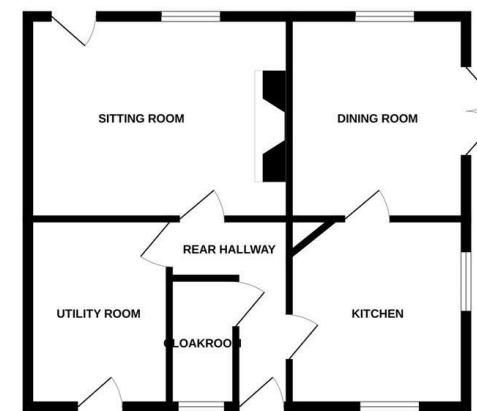
Well established wrap around cottage garden which is mainly laid to lawn with decorative stone to the front housing a variety of shrubs, plants and trees, borders include laurel amongst other shrubs and raised flower beds

SINGLE GARAGE

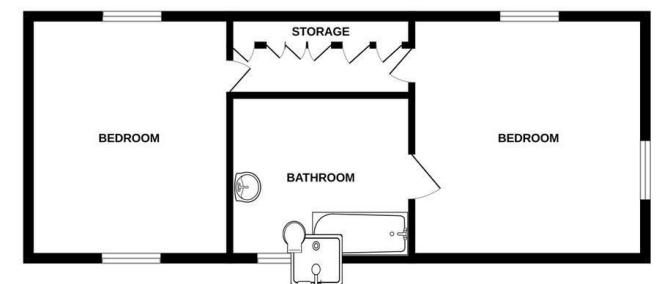
Brick build with up & over door, plus additional store room adjoining.

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £300,000 We are delighted to offer this rare opportunity to purchase a "Chocolate Box" two bedroom brick and carrstone end terrace cottage with garage and driveway in the delightful village of Castle Rising. The property benefits from oil fired central heating and uPVC double glazing. The accommodation is arranged over two floors comprising storm porch, sitting room, dining room, kitchen, utility room, rear L-Shaped hallway and downstairs w.c., on the ground floor with two bedrooms and bathroom on the first floor. The wrap around cottage garden is mainly laid to lawn with decorative stone to the front with a variety of shrubs, plants and trees, borders include laurel amongst other shrubs and raised flower beds. Properties centrally located within Castle Rising rarely are available to buy so early viewing is essential. No Upward Chain.

GROUND FLOOR



FIRST FLOOR



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. Made with Metropix ©2023



