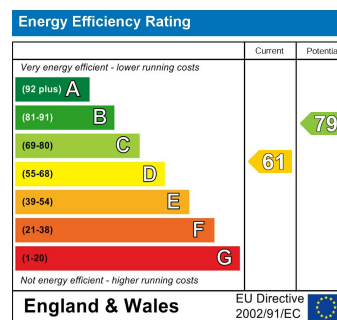


DIRECTIONS

From Kings Lynn take the A47(E) towards Swaffham. Once in the village of East Winch continue along Lynn Road where the property can be found on the left hand side.



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.



Sunnyside Lynn Road East Winch King's Lynn Norfolk PE32 1NP
THREE BEDROOM DETACHED BUNGALOW (CURRENTLY BEING RENOVATED) WITH DRIVEWAY - NO UPWARD CHAIN

East Winch

£350,000 Freehold

We are delighted to offer this three bedroom detached bungalow which is being currently renovated. The property benefits from oil fired central heating and uPVC double glazing. The accommodation comprises hallway, lounge, dining/family room, kitchen, three bedrooms and bathroom. Front and rear gardens. No Upward Chain.

HALLWAY 15'10 x 14'0 (4.83m x 4.27m)

LOUNGE 15'0 x 11'7 (4.57m x 3.53m)
Windows to side and rear aspects.

DINING/FAMILY ROOM 29'8 x 9'6 (9.04m x 2.90m)
Window to side aspect. French doors to rear.

KITCHEN 15'0 x 11'7 (4.57m x 3.53m)
Range of wall, base and drawer units with worktops over. Space for washing machine, dishwasher and tumble dryer. Oven and hob, fridge/freezer (to be installed). Laminate flooring. Radiator. Windows to front and side aspects.

BEDROOM 1 13'3 x 11'9 (4.04m x 3.58m)
Radiator. Window to side aspect.

BEDROOM 2 11'5 x 9'7 (3.48m x 2.92m)
Laminate flooring. Radiator. Window to rear aspect.

BEDROOM 3 11'6 x 10'1 (3.51m x 3.07m)
Laminate flooring. Radiator. Window to side aspect.

BATHROOM 7'10 x 6'2 (2.39m x 1.88m)
Three piece suite comprising bath with electric shower over, wash hand basin and w.c. Airing cupboard. Tiled floor. Window to side aspect.

FRONT GARDEN

REAR GARDEN

