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estate agents

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DIRECTIONS

From our King's Lynn office, take the A149 towards Sandringham and Hunstanton. As you follow the road through Sandringham, you will approach a small roundabout, take the first left heading towards Hunstanton. After around 4 miles, take the second exit at the roundabout and continue on the A149 towards Hunstanton. At the new roundabout, take the second exit onto Redgate Hill/A149. At the next roundabout, take the third exit, and continue on the A149 follow the coastal round on reaching Thornham take the first right onto Ringstead Road where the property can be found on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E			
(21-38) F		22	
(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.



Little Tern Cottage Ringstead Road Thornham Hunstanton Norfolk PE36 6NN

**TWO BEDROOM END TERRACE BUNGALOW WITH PARKING
NO UPWARD CHAIN**

Thornham

£450,000 Freehold

01553 692828
sales@brittons.net





L-SHAPED HALLWAY

Fitted carpet. Airing cupboard. Loft access.

9'4 x 9'1 x 2'10 (2.84m x 2.77m x 0.86m)

LOUNGE/DINER

Fitted carpet. Patio doors to rear. Window to front aspect.

17'8 x 10'5 max (5.38m x 3.18m max)

KITCHEN

Range of wall, base and drawer units with worktops over. space for washing machine. Tiled floor. Window to rear aspect.

7'9 x 7'4 (2.36m x 2.24m)

BEDROOM 1

Fitted carpet. Window to rear aspect.

12'8 x 7'9 (3.86m x 2.36m)

BEDROOM 2

Fitted carpet. Window to front aspect.

9'5 x 9'5 (2.87m x 2.87m)

BATHROOM

Three piece suite comprising bath with Thermostatic mixer shower over, wash hand basin and w.c. Heated towel rail. Vinyl flooring.

6'0 x 5'9 (1.83m x 1.75m)

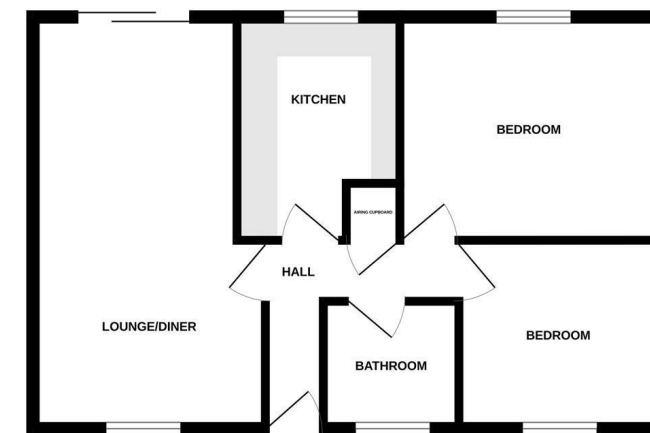
REAR GARDEN

Mainly laid to lawn with borders and patio area.



We are delighted to offer this two bedroom end terrace bungalow in the sought after village of Thornham which has previously been utilised as a successful holiday let. The property benefits from electric storage heating and uPVC double glazing. The accommodation comprises L-Shaped hallway, lounge/diner, kitchen, two bedrooms and bathroom. The rear garden is mainly laid to lawn with borders and patio area. No Upward Chain.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, ceilings, rooms and garden areas are approximate and no responsibility is taken for any error or omission in the description. The plan is for illustrative purposes only. We should be notified in writing of any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metrepx 12/04



