

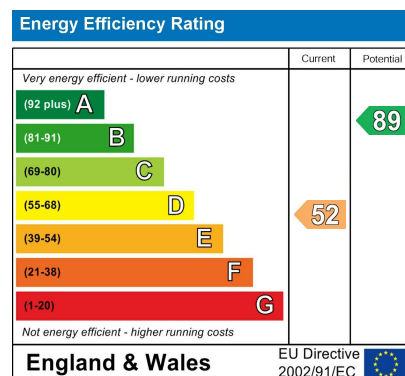


brittons
estate agents

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DIRECTIONS

From Kings Lynn take the main A47 route towards Wisbech and continue along for 2-3 miles and then branch off to the left signposted Terrington St John. Branch left, then at the T-junction turn left entering Terrington St John. Then left onto Main Road then turn right onto Church Road and continue forward onto School road then turn right into Aylmer Drive then right again where the property can be found on the right hand side easily identified by our For Sale board.



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.



10 Aylmer Drive Tilney St. Lawrence King's Lynn Norfolk PE34 4RQ

**TWO BEDROOM SEMI DETACHED BUNGALOW WITH GARAGE & DRIVEWAY
NO UPWARD CHAIN**

Tilney St. Lawrence

OIEO £190,000 Freehold

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ENTRANCE PORCH

Fitted carpet. Night storage heater. Window to front aspect.

LOUNGE

15'10 x 11'5 (4.83m x 3.48m)

Fitted carpet. Feature fireplace with electric fire. Night storage heater. Window to front aspect.

KITCHEN

14'2 x 5'10 (4.32m x 1.78m)

Range of wall, base and drawer units with worktops over. Space for washing machine, cooker and undercounter fridge. Vinyl flooring. Night storage heater. Windows to side and rear aspects.

INNER HALLWAY

Airing cupboard. Night storage heater.

CONSERVATORY

13'10 x 9'10 (4.22m x 3.00m)

Fitted carpet. Single door to side. French doors to garden.

BEDROOM 1

13'2 x 8'3 (4.01m x 2.51m)

Fitted carpet. Night storage heater. Built-in wardrobe. Window to front aspect.

BEDROOM 2

8'11 x 8'0 (2.72m x 2.44m)

Fitted carpet. Night storage heater. Window to rear aspect.

SHOWER ROOM

6'5 x 6'0 (1.96m x 1.83m)

Shower cubicle with electric shower, wash hand basin and w.c. Night storage heater. Vinyl flooring. Window to rear aspect.

FRONT GARDEN

The front garden is laid to lawn with plant and shrub borders, driveway leading to garage.

GARAGE

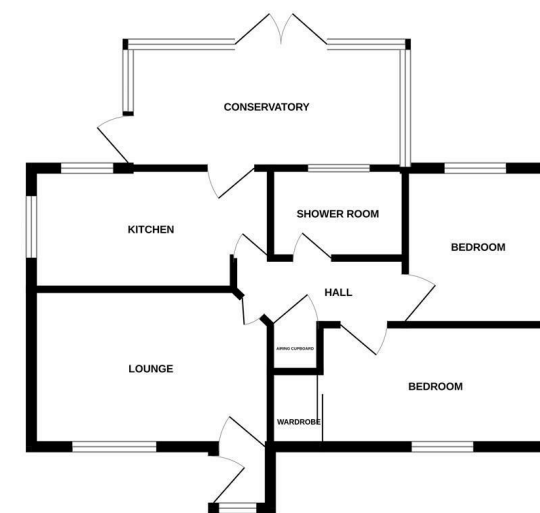
Up & over door.

REAR GARDEN

Enclosed, mainly laid to lawn with borders housing mature plants and shrubs. Patio area.

We are delighted to offer this two bedroom semi detached bungalow with garage and driveway. The property benefits from electric storage heating and uPVC double glazing. The accommodation comprises entrance porch, lounge, kitchen, conservatory, inner hallway, two bedrooms and shower room. The front garden is laid to lawn with plant and shrub borders, driveway leading to garage. The rear garden is enclosed, mainly laid to lawn with borders housing mature plants and shrubs. Patio area. No Upward Chain.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, levels and other details are approximate and no responsibility is taken by the advertiser or the advertiser. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The purchaser should verify all details from the agent and/or the ground truth. Made with HomePlan (2021)



