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### DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the exit signposted Hunstanton on the A149. Continue along this road and at the roundabout take the 1st exit onto the A149 again towards Hunstanton. Turn right onto Beach Road and continue forward onto Station Road where the property can be found on the right hand.

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



26 Anchor Park, Station Road Snettisham King's Lynn Norfolk PE31 7QH

**WELL PRESENTED TWO BEDROOM PARK HOME WITH ALLOCATED PARKING SPACE  
NO UPWARD CHAIN**

**Snettisham**

**£120,000 Freehold**

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**HALLWAY**

Laminate flooring. Double radiator. Two double cupboards and one single cupboard.

**LOUNGE**

Fitted carpet. Two double radiators. Feature fireplace with electric fire. Beams to ceiling. Windows to front and side aspects. 17'11 x 11'0 (5.46m x 3.35m)

**DINING AREA**

Fitted carpet. Double radiator. Window to front aspect. 8'3 x 6'11 (2.51m x 2.11m)

**KITCHEN**

Range of wall, base and drawer units with worktops over. Space for fridge/freezer, washing machine and cooker. Built-in cupboard housing boiler. Vinyl flooring. Window to side aspect. Door to side. 12'6 x 8'1 (3.81m x 2.46m)

**BEDROOM 1**

Fitted carpet. Radiator. Range of fitted bedroom furniture. Window to rear aspect with lovely open views. 11'11 x 9'6 (3.63m x 2.90m )

**BEDROOM 2**

Fitted carpet. Radiator. Window to rear aspect. 9'6 x 7'2 (2.90m x 2.18m)

**SHOWER ROOM**

Shower cubicle with electric shower, wash hand basin and w.c. Radiator. Window to side aspect.

**CLOAKROOM**

Tow piece suite comprising wash hand basin and w.c. Window to side aspect.

**ALLOCATED PARKING SPACE**

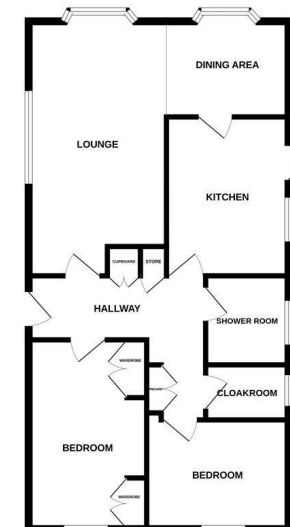
**WRAP AROUND STYLE GARDEN**

Laid to lawn and gravel areas with a variety of plants and shrubs.

We are delighted to offer this well presented two bedroom park home with allocated parking space in the delightful village of Snettisham. The property benefits from gas central heating and uPVC double glazing. The accommodation comprises hallway, lounge, dining area, kitchen, two bedrooms, shower room and cloakroom. There is a wrap around garden laid to lawn and gravel areas with a variety of plants and shrubs. No Upward Chain.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of areas, volumes, levels and any other detail are approximate and no responsibility is taken for any mis-interpretation or mis-application. This plan is for illustrative purposes only and should be used as such by any intending purchaser. The views, layout and specifications shown here are subject to change without notice. Made with Winplan (2002) 11/01/02



