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DIRECTIONS

From Kings Lynn town centre, proceed out along John Kennedy Road, continue onto Edward Benefer way, continue onto Grimston Road at the Knights Hill Hotel roundabout take the first exit signposted Hunstanton (A149) at the next roundabout take the first exit Hunstanton (A149) turn right onto Beach Road and continue onto Station Road, turn 4th right onto The Old Coal Yard, turn right then turn left where the property can be found on left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		75	
(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.



19 The Old Coal Yard Snettisham King's Lynn Norfolk PE31 7FH

TWO BEDROOM SEMI DETACHED HOUSE WITH GARAGE AND NO UPWARD CHAIN

Snettisham

£260,000 Freehold

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HALLWAY

LVT flooring. Radiator. Understairs cupboard.

CLOAKROOM

Two piece suite comprising wash hand basin and w.c. Tiled floor. Radiator.

6'0 x 3'3 (1.83m x 0.99m)

LOUNGE

LVT flooring. Radiator. Feature fireplace. Windows to side and rear aspects. French door to rear.

14'7 max x 11'11 max (4.45m max x 3.63m max)

KITCHEN

Range of wall, base and drawer units with worktops over. Space for washing machine and fridge/freezer. Oven and hob with extractor over. Tiled floor. Radiator. Window to front aspect.

10'0 x 7'10 (3.05m x 2.39m)

LANDING

Fitted carpet. Airing cupboard. Loft hatch.

MASTER BEDROOM

LVT flooring. Radiator. Two windows to rear aspect.

14'8 x 9'2 (4.47m x 2.79m)

EN-SUITE SHOWER ROOM

Shower cubicle, vanity wash hand basin and w.c. Tiled floor. Radiator.

7'9 max x 5'3 max (2.36m max x 1.60m max)

BEDROOM 2

LVT flooring. Radiator. Window to front aspect.

10'11 x 7'9 (3.33m x 2.36m)

SHOWER ROOM

Shower cubicle with electric shower, vanity wash hand basin, w.c. and bidet. Tiled floor. Radiator. Window to front aspect.

6'11 x 6'6 max (2.11m x 1.98m max)

SINGLE GARAGE

Up & Over door.

FRONT GARDEN

Laid to blockweave, trees and shrubs, pathway to front door.

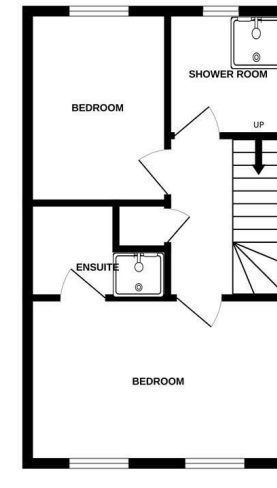
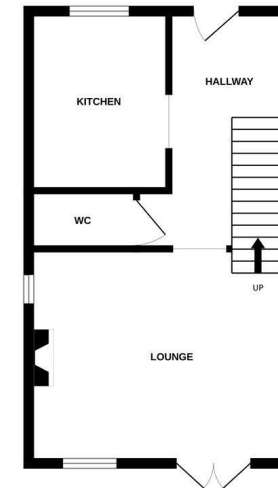
REAR GARDEN

Trees and shrubs. Path to garage door.

We are delighted to offer this two bedroom semi detached house with garage in the delightful village of Snettisham. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, cloakroom, lounge and kitchen on the ground floor, master bedroom with en-suite shower room, bedroom two and shower room on the first floor. The front garden is laid to blockweave, trees and shrubs, pathway to front door. The rear garden has trees and shrubs and backs onto the stream. Path to garage door. Lockable store room to rear of garage. No Upward Chain.

GROUND FLOOR
361 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling, column, etc. may differ from the description, and no responsibility is taken for any error, omission or inaccuracy. The plan for this floorplan is for information only and should not be used for any other purpose. The fixtures, systems and appliances shown herein have not been tested and no guarantee is given as to their operation or efficiency can be given.
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