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estate agents

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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 left hand side easily identified by our For board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	25	
(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.



69 Station Road Snettisham King's Lynn, Norfolk PE31 7QJ

**BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM PRETTY
CARRSTONE COTTAGE WITH GARAGE AND PARKING**

Snettisham

£350,000 Freehold

01553 692828
sales@brittons.net





The 1st floor plan features a central landing with a staircase labeled 'DOWN'. To the left of the landing is a bedroom and a bathroom containing a bathtub. To the right of the landing are three bedrooms, each with a window. Below the landing is another bedroom. At the bottom of the plan is a large lounge area with a fireplace on the right wall and a door leading to a utility room. The utility room has a door to a shower room. A kitchen is located between the utility room and the top-left bedroom, featuring a sink, stove, and refrigerator. A dining area is situated between the kitchen and the lounge. A hall with a staircase labeled 'UP' is located near the utility room and shower room.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



