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DIRECTIONS

Proceed out of Kings Lynn Town centre via railway road bearing left onto London Road and proceed along to the Southgates roundabout and take the fourth exit. Turn right into Wisbech Road and continue over the River Great Ouse. At the junction turn right into Clenchwarton Road, continue onto Main Road then right onto Hall Road then right onto Robin Kerkham Way where the property can be found on the right hand side easily be identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(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 Robin Kerkham Way Clenchwarton King's Lynn Norfolk PE34 4BB

**TWO BEDROOM SEMI DETACHED BUNGALOW WITH GARAGE,
CARPORT & DRIVEWAY**

Clenchwarton

£220,000 Freehold

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sales@brittons.net





L-SHAPED HALLWAY
Fitted carpet. Airing cupboard.

LOUNGE
Fitted carpet. Feature fireplace. Window to front aspect.

KITCHEN
Range of wall, base and drawer units with worktops over. Space for washing machine. Vinyl flooring. Window to front aspect.

CONSERVATORY
Vinyl flooring. French doors to garden.

BEDROOM 1
Fitted carpet. Window to rear aspect.

BEDROOM 2
Fitted carpet. Window and door to rear aspect.

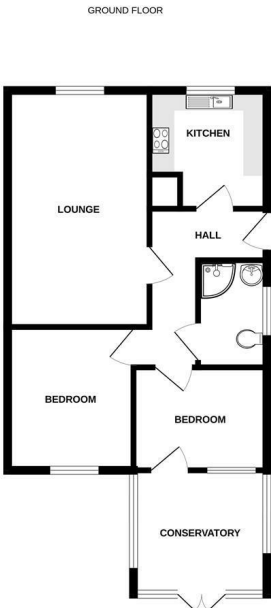
SHOWER ROOM
Double shower enclosure with electric shower, vanity wash hand basin and w.c. Non-slip flooring. Heated towel rail. Window to side aspect.

SINGLE GARAGE
Electric up and over door.

FRONT GARDEN
Laid to decorative gravel with shrubs and driveway leading to carport.

REAR GARDEN
Enclosed, mainly laid to lawn with patio, greenhouse and timber shed.

We are delighted to offer this well presented two bedroom semi detached bungalow with garage, carport and driveway in the delightful village of Clenchwarton. The property benefits from night storage heating and uPVC double glazing. The accommodation comprises hallway, lounge, kitchen, conservatory, two bedrooms and shower room. The front garden is laid to decorative gravel with shrubs and driveway leading to carport. The rear garden is enclosed, mainly laid to lawn with patio, greenhouse and timber shed.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels and any other detail are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The views expressed are those of the agent and not those of the vendor.
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