

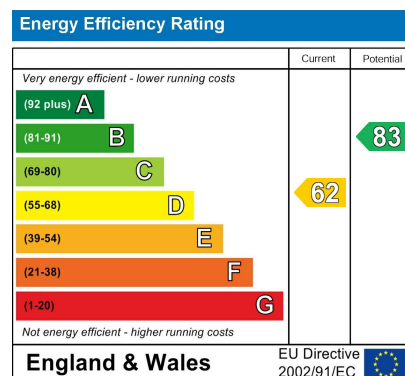


britttons
estate agents

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DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 1st exit signposted Hunstanton onto the A149. Continue along this road and at the roundabout take the 1st exit onto the A149 again towards Hunstanton, take the 2nd right onto Common Road, then third right onto Goose Green Road, left onto Brent Avenue where the property can be found on the left 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.



17 Brent Avenue Snettisham King's Lynn Norfolk PE31 7PL

**TWO BEDROOM DETACHED BUNGALOW WITH GARAGE AND DRIVEWAY
NO UPWARD CHAIN**

Snettisham

£280,000 Freehold

01553 692828
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L-SHAPED HALLWAY

Radiator. Airing cupboard. Storage cupboard. Laminate flooring.

LOUNGE/DINER

Fitted carpet. Double radiator. Feature fireplace. French doors to rear aspect.

17'2 x 11'2 (5.23m x 3.40m)

KITCHEN

Range of wall, base and drawer units with worktops over. Electric oven and gas hob with extractor over. Gas boiler. Space for washing machine, fridge and freezer. Windows to side and rear aspects.

10'7 x 8'3 (3.23m x 2.51m)

BEDROOM 1

Fitted carpet. Double radiator. Fitted wardrobes. Window to front aspect.

12'11 x 9'5 (3.94m x 2.87m)

BEDROOM 2

Fitted carpet. Double radiator. Fitted wardrobes. Window to front aspect.

10'8 x 9'11 (3.25m x 3.02m)

BATHROOM

Two piece suite comprising bath with shower mixer taps and wash hand basin. Double radiator. Window to side aspect. Vinyl flooring.

SEPARATE W.C.

Window to side aspect. Vinyl flooring.

SINGLE GARAGE

Up and over door.

FRONT GARDEN

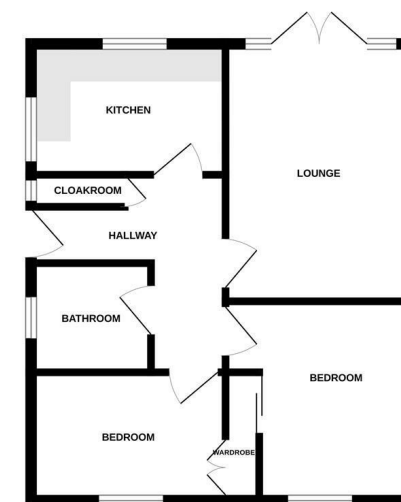
Laid to lawn with ample parking.

REAR GARDEN

Enclosed rear garden, mainly laid to lawn with a patio area. Various trees and shrubs, two garden sheds and outside coldwater tap.

We are delighted to offer this two bedroom detached bungalow with garage and driveway in the delightful village of Snettisham. The property benefits from gas central heating and uPVC double glazing. The accommodation comprises hallway, lounge/diner, kitchen, two double bedrooms, bathroom and separate w.c. The front garden is laid to lawn with ample parking. The rear garden is enclosed mainly laid to lawn with patio, two garden sheds and outside tap. No Upward Chain.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, weights and any other such data are approximate and the responsibility is taken by the purchaser or other interested party. This plan is for descriptive purposes only and should be used as such for all other purposes. The plan is subject to change without notice. © 2014. All rights reserved.



