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estate agents

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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, third right onto Millennium Way, first left onto Jubilee Bank Road turn right to stay on Jubilee Bank Road then left onto Coronation Road where the property can be found directly in front easily identified by our For Sale board.

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.



42 Coronation Road Clenchwarton King's Lynn PE34 4BL

**TWO BEDROOM SEMI DETACHED, BUNGALOW WITH GENEROUS GARDEN. NO UPWARD CHAIN.**

**King's Lynn**

**£230,000 Freehold**

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**ENTRANCE PORCH**

**LOUNGE** 25' x 10'10 (7.62m x 3.30m)  
Fitted carpet, two radiators, French door to rear garden with window to side aspect.

**KITCHEN/DINER** 12'5 x 17 (3.78m x 5.18m)  
Tiled floor, L shaped kitchen with wall, base and draw units. Radiator. Window to rear and side aspect.

**SHOWER ROOM**  
Tiled floor, W.C Basin and vanity unit, double shower enclosure with thermostatic mixer shower. Airing cupboard. Window to rear aspect. Radiator.

**BEDROOM 1** 10'11 x 10'5 (3.33m x 3.18m )  
Fitted carpet, window to front aspect, radiator

**BEDROOM 2** 10'11 x 10'5 (3.33m x 3.18m)  
Fitted carpet, window to front aspect, radiator

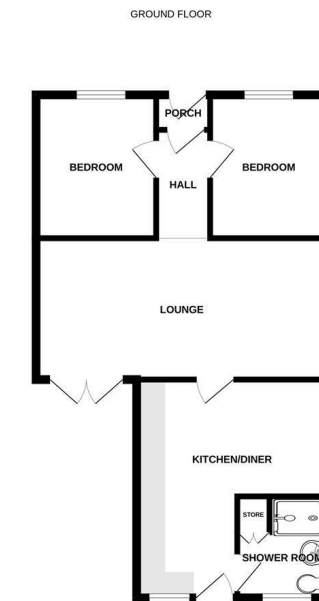
**FRONT GARDEN**  
Driveway, plus pathway, metal gates and decorative chippings.

**REAR GARDEN**  
Summer house, timber frame shed, patio, lawn, trees and shrubs

**WOODEN GARAGE**



Nestled in the Norfolk village of Clenchwarton, this delightful semi-detached bungalow offers a wonderful opportunity for those seeking a cosy retreat. Boasting a spacious reception room, two inviting bedrooms, and a recently renovated bathroom with a new boiler, this property exudes potential. Convenience is key with ample parking, a larger than average rear garden, a wooden garage, and a driveway secured by metal gates. The outdoor space is a nature lover's dream, featuring a summer house, timber shed, patio, lush lawn, and an array of shrubs and trees that add a touch of tranquillity to the surroundings. While the property requires modernisation, this presents a fantastic chance for the new owners to put their stamp on this characterful home. Imagine the possibilities of transforming this gem into a modern haven while retaining its timeless charm.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, levels and any other detail are approximate and are not intended to be used as a basis for any construction or other purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The views and opinions expressed herein are those of the agent and do not constitute an offer. Made with Winplan (2012) 1/1



