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estate agents

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### DIRECTIONS

From Kings Lynn take the main A47 route towards Wisbech and continue along for 2-3 miles and then branch off to the left signposted Terrington St John. Branch left, then at the T-junction turn left entering Terrington St John. Then left onto Main Road and continue along for some distance and turn right onto St Johns Road. Continue along onto Magdalen Road, turn right onto Spice chase where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		44	
(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.



1 Spice Chase Tilney St. Lawrence King's Lynn Norfolk PE34 4RD

**NON-STANDARD CONSTRUCTION THREE BED DETACHED BUNGALOW,  
WITH GARAGE AND AMPLE PARKING.**

**Tilney St. Lawrence**

**Guide Price £170,000 Freehold**

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**HALLWAY** 29'7 x 4'7 (9.02m x 1.40m )  
Fitted carpet, two radiators, loft access, airing cupboard and an another built in cupboard.

**LOUNGE / DINER** 20'11 max x 15'3 max (6.38m max x 4.65m max)  
Fitted carpet, L Shaped, two radiators, window to front aspect and two windows to side aspect. Fireplace.

**KITCHEN** 14'2 x 9'1 (4.32m x 2.77m )  
Range of wall, base and drawer units with worktop over. Space for dishwasher, washing machine and fridge/freezer. Window to rear aspect with a door to the rear garden, double radiator,

**SEPERATE W.C** 5'9 x 2'9 (1.75m x 0.84m)  
Vinyl flooring, W.C with window to side aspect

**BATHROOM** 7'5 x 5'6 (2.26m x 1.68m)  
Vinyl flooring, basin and vanity unit, bath and a corner cubicle electric shower. Heated towel rail. Window to rear aspect.

**BEDROOM 1** 14'11 x 13'1 (4.55m x 3.99m )  
Fitted carpet, double radiator and window to rear aspect.

**BEDROOM 2** 11'11 x 10'4 (3.63m x 3.15m )  
Fitted carpet, radiator, built in wardrobe, window to side aspect.

**BEDROOM 3** 11'11 x 10'4 (3.63m x 3.15m )  
Fitted carpet, radiator, window to front aspect.

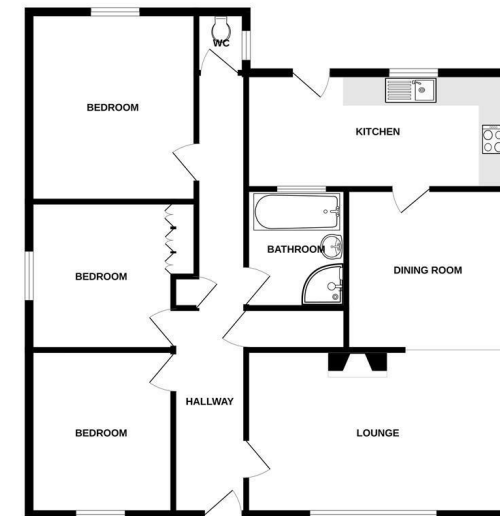
**FRONT GARDEN**  
Gravel driveway, flower beds, trees and shrubs.

**REAR GARDEN**  
Patio and lawn with trees and shrubs.

**GARAGE**  
Detached, light and power with an up and over door.

\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000\*  
Non-standard construction. Cash Preferred due to nature of construction. Three bedroom detached bungalow sitting on a generous size plot, situated in the village of Tilney St Lawrence.  
The property consists of a kitchen, lounge/diner, three bedrooms, bathroom and separate W.C.  
This dwelling would be ideal for refurbishment or development subject to the relevant permissions.  
Call us today to book your viewing.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan, measurements, dimensions, areas and volumes are approximate and not necessarily to scale. Any use of the floorplan is for information only and should not be used as a basis for any professional judgement. The floorplan is not a contract. It is made with DesignGlobe.



