

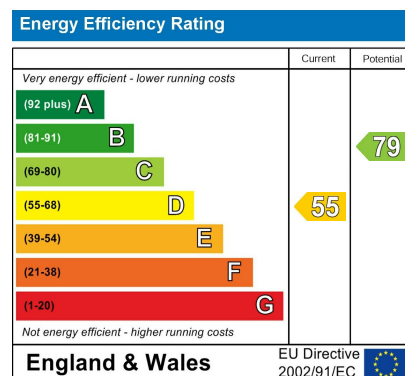


britttons
estate agents

www.britttons.net

DIRECTIONS

From Kings Lynn town centre continue out of town along London Road when approaching the Southgates roundabout take the 3rd exit, at the next roundabout take the 1st exit, continue to the next roundabout and take the 1st exit. At the next roundabout take the 3rd exit then merge onto the A47. Then at the next roundabout take the 1st exit onto the A47. When entering Terrington St John, turn left onto Main Road, turn right onto St Johns Road where the property can be found on the right 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.



15 St. Johns Road Tilney St. Lawrence King's Lynn, Norfolk PE34 4QJ

THREE BEDROOM DETACHED BUNGALOW IN NEED OF REFURBISHMENT

Tilney St. Lawrence Freehold Guide price £160,000

01553 692828
sales@britttons.net





HALLWAY

Fitted carpet and storage cupboard

15'6 max x 12'9 max (4.72m max x 3.89m max)

LOUNGE / DINER

Fitted carpet, two storage cupboards. Two windows facing the rear aspect and one window to the side aspect flooding the room with natural light.

21'9 x 12'5 max (6.63m x 3.78m max)

KITCHEN

Range of wall, base and drawer units with worktop over. Tiled flooring. Airing cupboard. Window to side and rear aspect.

17'4 x 8'2 (5.28m x 2.49m)

UTILITY

Wooden frame extension, Tiled floor, window to side and rear aspect.

6'11 x 6'1 (2.11m x 1.85m)

SHOWER ROOM

Three piece suite comprising of W.C., Hand wash basin and a shower enclosure. Vinyl flooring. Window to side aspect.

BEDROOM ONE

Fitted carpet, window to both the front with field views and a second window to side aspect.

12'0 x 11'5 (3.66m x 3.48m)

BEDROOM TWO

Fitted carpet, window to front aspect presenting the field views. Two built in wardrobes.

10'10 x 10'5 max (3.30m x 3.18m max)

BEDROOM THREE

Fitted carpet, window to front aspect again with field views. Storage cupboard.

8'11 x 8'2 (2.72m x 2.49m)

FRONT GARDEN

Mainly laid to lawn with pathway.

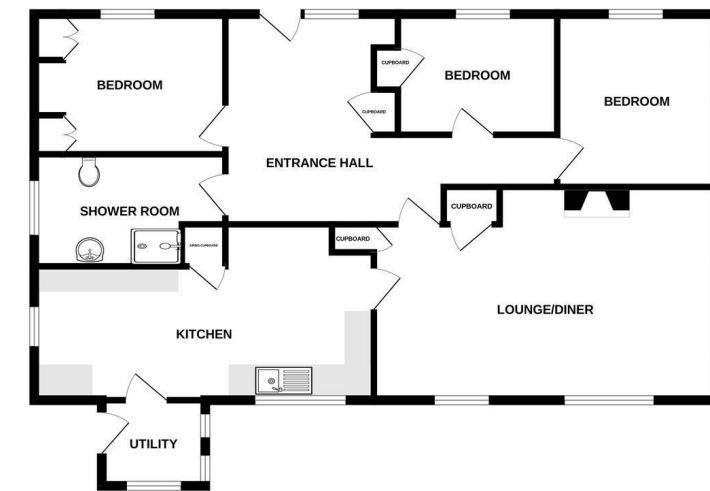
REAR GARDEN

Mainly laid to lawn with borders.



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000 CASH BUYERS ONLY. Welcome to this spacious bungalow located on St. Johns Road in the rural village of Tilney St. Lawrence with no onward chain. This property boasts three bedrooms, offering ample space for a growing family or those who enjoy having guests over. Though currently in need of refurbishment, this bungalow presents a wonderful opportunity for you to put your own stamp on it and create the home of your dreams. The property is light and airy, providing a welcoming atmosphere that is perfect for relaxation and unwinding after a long day. One of the standout features of this property is the stunning field views to the front, allowing you to enjoy the beauty of the countryside right from the comfort of your own home. Imagine waking up to the sight of lush fields every morning - truly a tranquil and idyllic setting. With a bit of TLC and your personal touch, this property has the potential to be transformed into a cosy retreat that you'll be proud to call home. Don't miss out on this fantastic opportunity to create your own slice of paradise in the heart of Norfolk's Fenland. Please note the property's drainage requires connection to an existing drain on the property & the heating system it not currently connected to an oil tank. Potential development opportunity subject to the relevant planning approvals.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, walls, ceilings and other items are approximate and no responsibility is taken for any error or omission in the description. The services, systems and appliances shown have not been tested and no guarantee is given as to their operating efficiency or life span. Made with MapInfo ©2004



