

DIRECTIONS

From the Britttons Office in King's Lynn head towards the Queen Elizabeth roundabout. Turn left onto the A149, following this straight over at the Knights Hill roundabout. At your next roundabout take a right for Lynn Road. Just before Co-Op store in Dersingham, turn left into Mountbatten Road. take the first left onto Hipkin Road and then first left onto Wallace Twite Way 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			86
(81-91) B			
(69-80) C			61
(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.



14 Wallace Twite Way Dersingham King's Lynn, Norfolk PE31 6XY

TWO BEDROOM SEMI-DETACHED HOUSE IN DESIRABLE AREA IN NEED OF REFURBISHMENT

Dersingham

£200,000 Freehold

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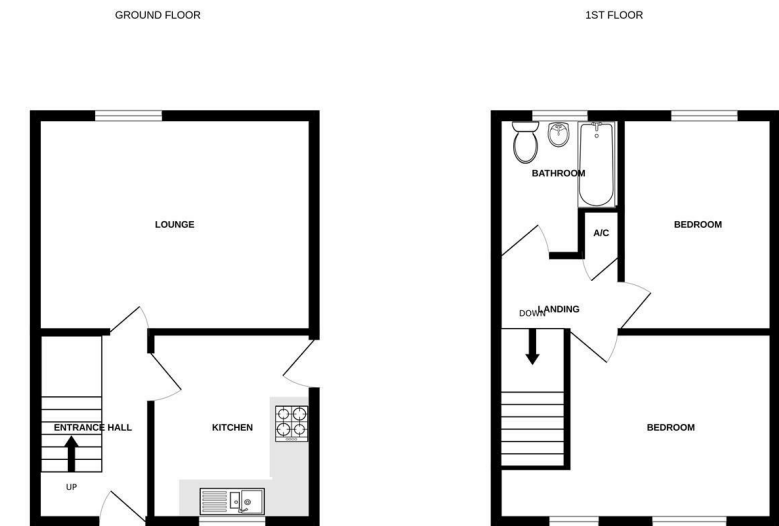




- ENTRANCE HALL** 11'0 x 5'9 (3.35m x 1.75m)
Fitted carpet, stairs leading to first floor. UPVC front door and double radiator.
- LOUNGE** 15'2 x 11'7 (4.62m x 3.53m)
Fitted carpet, wall mounted gas fire, with back boiler behind. Window to rear aspect. Double radiator.
- KITCHEN / BREAKFAST ROOM** 10'2 x 8'10 (3.10m x 2.69m)
Range of base, wall and drawer units with worktop over. Integrated gas hob and oven underneath. One and half bowl sink with mixer tap over. Space for washing machine. Window to front aspect and door to side aspect. Wood effect flooring. Radiator.
- LANDING** 6'7 x 2'6 (2.01m x 0.76m)
Leading to two bedrooms and the bathroom. Airing cupboard and loft access.
- BATHROOM** 7'6 x 6'4 (2.29m x 1.93m)
Three piece suite comprising of pedestal hand wash basin, W.C and bath with electric shower over. Wood effect flooring. Obscured window to rear aspect.
- BEDROOM ONE** 11'9 x 11'2 (3.58m x 3.40m)
Fitted carpet, built in wardrobe, two windows both to the front aspect. Radiator
- BEDROOM TWO** 10'0 x 8'4 (3.05m x 2.54m)
Fitted carpet, window to rear aspect. Radiator.
- FRONT GARDEN**
Laid to gravel for parking.
- REAR GARDEN**
Laid to lawn, with a wooden shed.



Welcome to Wallace Twite Way, Dersingham, King's Lynn - a semi-detached house with great potential! This property boasts one reception room, two bedrooms, and one bathroom. Although in need of refurbishment, this house presents an exciting opportunity for those with a keen eye for renovation. Previously tenanted, it is an ideal buy-to-let investment or a rewarding project for those looking to create their dream home. Situated in a desirable and convenient location, this property offers easy access to local amenities, schools, and transport links, making it a practical choice for families or commuters. With parking available, convenience is at your doorstep. Don't miss out on the chance to put your stamp on this property with no upward chain, allowing for a smooth and hassle-free purchase. Embrace the potential of this house and turn it into the home you've always envisioned. Contact us today to arrange a viewing and start your journey towards owning this promising property in King's Lynn.



TWO FLOORS, TWO BEDROOM, ONE BATHROOM.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2021



