

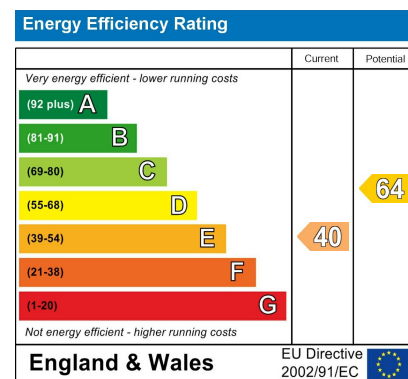


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DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 2nd exit signposted Hunstanton onto the A149. Continue along this road and at the roundabout take the 2nd exit signposted Dersingham, then take the second right onto Manor Road, continue along Manor Road then take the fourth right turning down Senter's Road where the property can 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.



46B Manor Road Dersingham King's Lynn, Norfolk PE31 6LH

TWO BEDROOM FLAT - NO ONWARD CHAIN

Dersingham

Guide price £100,000 Leasehold

01553 692828
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KITCHEN/LIVING AREA

31'4 x 14 max (9.55m x 4.27m max)

Open plan Kitchen/Living Room area, Laminate flooring throughout, Two Window to side aspects, Velux window in living area, Three radiators.

Range of wall, base and drawer units with worktop over. Inset one bowl stainless steel sink with separate taps. Space for freestanding cooker and washing machine. Built in extractor hood and Breakfast bar.

BEDROOM 1

10'5 x 10'3 max (3.18m x 3.12m max)

Fitted carpet, Built in wardrobe, Window to side aspect and double radiator.

BEDROOM 2

11'10 x 9'4 (3.61m x 2.84m)

Fitted carpet, Built in wardrobe, Window to side aspect and double radiator

BATHROOM

Three piece suite comprising a Pedestal hand basin, W.C and a bath with electric shower with attachment over. Vinyl flooring. Heated towel rail. Extractor fan, electric fan heater and Velux window.



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000 Welcome to Manor Road, Dersingham, King's Lynn - a charming location for this delightful two-bedroom flat. This property offers a unique living experience that is sure to capture your heart. Nestled in a quiet, local area at the end of a gravel road, this flat provides a peaceful retreat from the hustle and bustle of everyday life. The quaint surroundings offer a sense of tranquillity and privacy, perfect for those seeking a serene living environment. The flat itself boasts two cosy bedrooms, ideal for a couple or single occupancy or office space. The layout of the flat is both functional and inviting. Whether you are looking for a peaceful place to unwind after a long day or a charming space to entertain guests, this two-bedroom flat on Manor Road is a hidden gem waiting to be discovered. Don't miss the opportunity to make this unique property your new home sweet home.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual buildings, fixtures and fittings should always be taken as the responsibility of the buyer. Measurements are for information only and should be used as a guide only. The plan is for illustrative purposes only and should be used as such by the potential purchaser. The views expressed are those of the agent and are not intended as a guarantee. Made with MyHomeplan (2022)



