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DIRECTIONS

From Kings Lynn town centre proceed out towards Knights Hill roundabout and take the 2nd exit proceeding towards the village of Pott Row. On reaching the village turn right onto Chapel Road 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		88
(81-91) B		
(69-80) C	75	
(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.



98 Chapel Road Pott Row King's Lynn, Norfolk PE32 1BP

TWO BEDROOM DETACHED BUNGALOW WITH GARAGE & DRIVEWAY

Pott Row

£235,000 Freehold

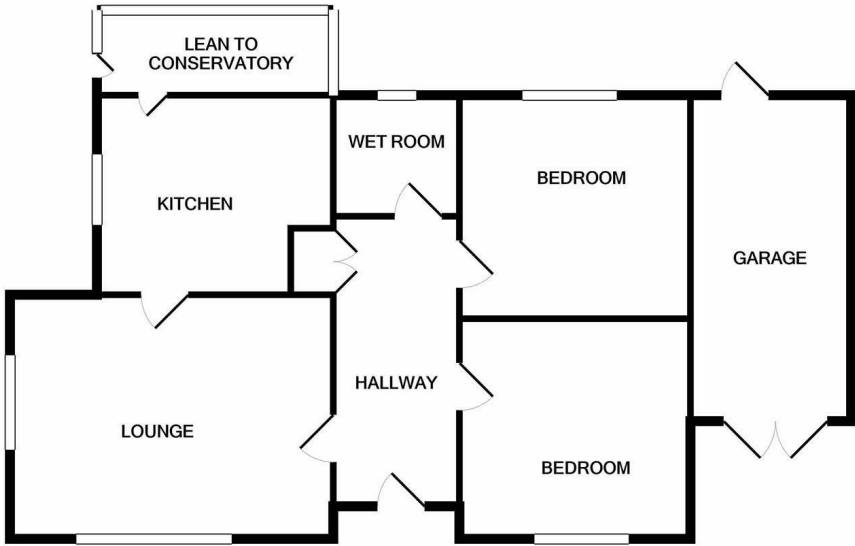
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HALLWAY Airing cupboard. Loft access with ladder.	15'2 x 3'11 (4.62m x 1.19m)
LOUNGE/DINER Radiator. Windows to front and side aspects.	16'0 x 12'0 (4.88m x 3.66m)
KITCHEN Range of wall, base and drawer units with worktops over. Freestanding double oven. Space for fridge and washing machine. Oil boiler. door to rear lobby. Window to side aspect.	11'8 x 9'11 (3.56m x 3.02m)
REAR LOBBY Door to garden.	12'0 x 4'2 (3.66m x 1.27m)
BEDROOM 1 Fitted carpet. Radiator. Window to front aspect.	11'5 x 10'10 (3.48m x 3.30m)
BEDROOM 2 Fitted carpet. Radiator. Window to rear aspect.	11'5 x 11'0 (3.48m x 3.35m)
SHOWER ROOM Electric shower, wash hand basin and w.c. Radiator. Window to rear aspect.	6'3 x 5'11 (1.91m x 1.80m)
GARAGE	
FRONT GARDEN Laid to lawn with driveway.	
SIDE GARDEN Laid to lawn with borders.	

Located in the charming village of Pott Row, this delightful detached bungalow on Chapel Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and a newly installed shower room, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. One of the standout features of this property is the ample parking available, along with a garage that adds further convenience. This is particularly beneficial for those who appreciate the ease of access and additional storage options. The location in Pott Row is highly sought after, known for its friendly community and picturesque surroundings. Residents can enjoy the tranquillity of village life while still being within easy reach of local amenities and transport links. This bungalow presents an excellent opportunity for anyone looking to settle in a popular village setting, combining the benefits of a detached home with the ease of single-storey living. Do not miss the chance to make this charming property your own.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.
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