

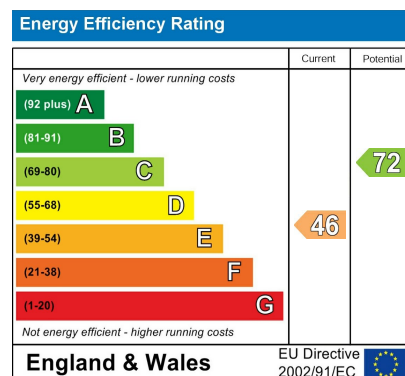


brittons
estate agents

www.brittons.net

DIRECTIONS

From Kings Lynn town centre proceed on the A148 signposted Major Routes, at next roundabout take the 4th exit onto the Wisbech Road/A148, at the roundabout take the 1st exit onto the Saddlebow Road/A148, take 3rd exit at the roundabout, at the next roundabout take the 1st exit onto Low Road, right onto Lynn Road where the property can be found on the left 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.



38 Lynn Road Wiggshall St. Germans King's Lynn Norfolk PE34 3EY

REFURBISHED THREE BEDROOM DETACHED BUNGALOW WITH GARAGE AND DRIVEWAY - NO UPWARD CHAIN

Wiggshall St. Germans

OIEO £280,000 Freehold

01553 692828
sales@brittons.net





STORM PORCH

Recessed.

HALLWAY

Fitted carpet. Carbon monoxide alarm. Loft access.

LOUNGE

Fitted carpet. Radiator. Feature fireplace. Window to front aspect.

16'0 x 12'6 (4.88m x 3.81m)

KITCHEN/DINER

Range of wall, base and drawer units with worktops over. Space for washing machine. Vinyl flooring. Radiator. Windows to side and rear aspects. Door to side driveway and garden.

14'6 x 9'10 (4.42m x 3.00m)

BEDROOM 1

Fitted carpet. Radiator. Window to front aspect.

14'7 x 11'0 (4.45m x 3.35m)

BEDROOM 2

Fitted carpet. Radiator. Window to rear aspect.

11'0 x 10'0 (3.35m x 3.05m)

BEDROOM 3

Fitted carpet. Radiator. Window to rear aspect.

9'9 x 8'5 (2.97m x 2.57m)

WET ROOM

Thermostatic mixer shower and wash hand basin. Radiator. Window to side aspect.

SEPARATE W.C

Vinyl flooring. Window to side aspect.

SINGLE GARAGE

Up & over door.

16'9 x 8'4 (5.11m x 2.54m)

FRONT GARDEN

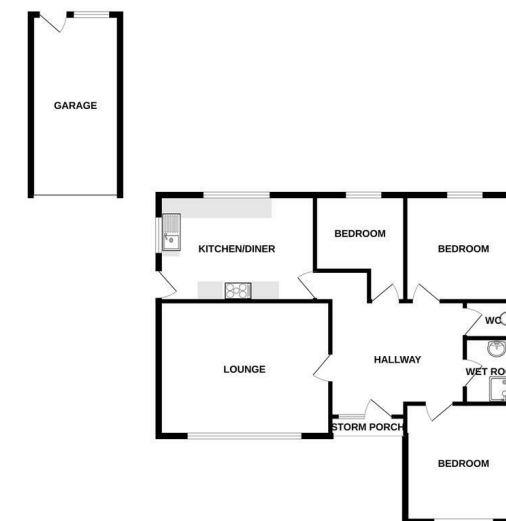
Laid to lawn with gravel driveway.

REAR GARDEN

Mainly laid to lawn with patio, shrubs and trees. Wooden summer house.

We are delighted to offer this refurbished three bedroom detached bungalow with garage and driveway. The property benefits from oil fired central heating and uPVC double glazing. The accommodation comprises storm porch, hallway, lounge, kitchen/diner, three bedrooms, wet room and separate w.c. The front garden is laid to lawn with gravel driveway. The rear garden is mainly laid to lawn with patio, shrubs and trees. Wooden summer house. No Upward Chain.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, levels and heights shown are approximate and not necessarily to scale for any one dimension or one surface. This plan is for illustrative purposes only and should not be used as such for any other purpose. The images, layout and all other content herein are not intended to constitute an offer.



