

LANDLES



33 Magdalen Road | Tilney St Lawrence | King's Lynn



The detached 2 bedroom bungalow with field views to the rear in the rural village of Tilney St Lawrence.

Offered to the market with No Onward Chain and providing opportunity for a new owner to carry out general updates.

Purchase Price £235,000

Folio: M/357ss



- Entrance Hall
- Dual Aspect Living Room
- Kitchen
- Conservatory
- 2 Bedrooms



- Bathroom
- Front Garden with Driveway
- Rear Garden with Fields Behind
- Oil Fired CH & Double Glazing
- No Onward Chain

33 Magdalen Road is a detached 2 bedroom bungalow positioned close to the centre of Tilney St Lawrence village. Featuring well laid out accommodation, including the addition of a brick & UPVC conservatory, the property is offered to the market with the benefit of No Onward Chain and ready for a new occupier to update to suit their own specification. A particular feature is the delightfully private rear garden, currently laid to lawn, with views over fields to the rear. There is modern UPVC double glazing throughout, oil fired central heating and a contemporary fitted kitchen. Tilney St Lawrence is a rural village situated around a 15 minute drive South West of King's Lynn, just off the A47 trunk road. Along with the neighbouring village of Terrington St John, the area provides various local amenities including convenience store, primary school, doctors surgery, village hall and pubs with further amenities available in King's Lynn and on the Hardwick Retail Park. The A47 trunk road provides a direct route to the nearby cities of Norwich & Peterborough with a bus service regularly running this route. King's Lynn also benefits from a mainline railway direct to London Kings Cross via Ely & Cambridge which can be picked up from Watlington station, around a 10 minute drive away.

Entrance Hall

With UPVC & double glazed entrance door, airing cupboard housing hot water cylinder with immersion and programmer, storage cupboard, radiator with thermostat and hatch to roof space.

Living Room

14' 8" x 10' (4.47m x 3.05m)

Dual aspect with 2x UPVC double glazed windows, radiator with thermostat, points for wall lights, television aerial point and BT telephone point.

Kitchen

10' x 8' 3" (3.05m x 2.51m)

With fitted wall & base units, fitted worktops, stainless steel sink with drainer & monobloc tap, integrated eye level oven, electric hob, extractor, oil fired boiler, UPVC double glazed window and door to conservatory.

Conservatory

17' 8" x 14' (5.38m x 4.27m) (max)

Dwarf-wall constructed conservatory with UPVC double glazing and polycarbonate roof, French doors to the garden and radiator with thermostat. Brick partition wall creating a 'utility space' with point for a washing machine.

Bedroom 1

11' 7" x 10' (3.53m x 3.05m)

With UPVC double glazed window and radiator with thermostat.

Bedroom 2

11' 7" x 10' (3.53m x 3.05m)

With cupboard, radiator with thermostat, UPVC double glazed window and television aerial point.

Bathroom

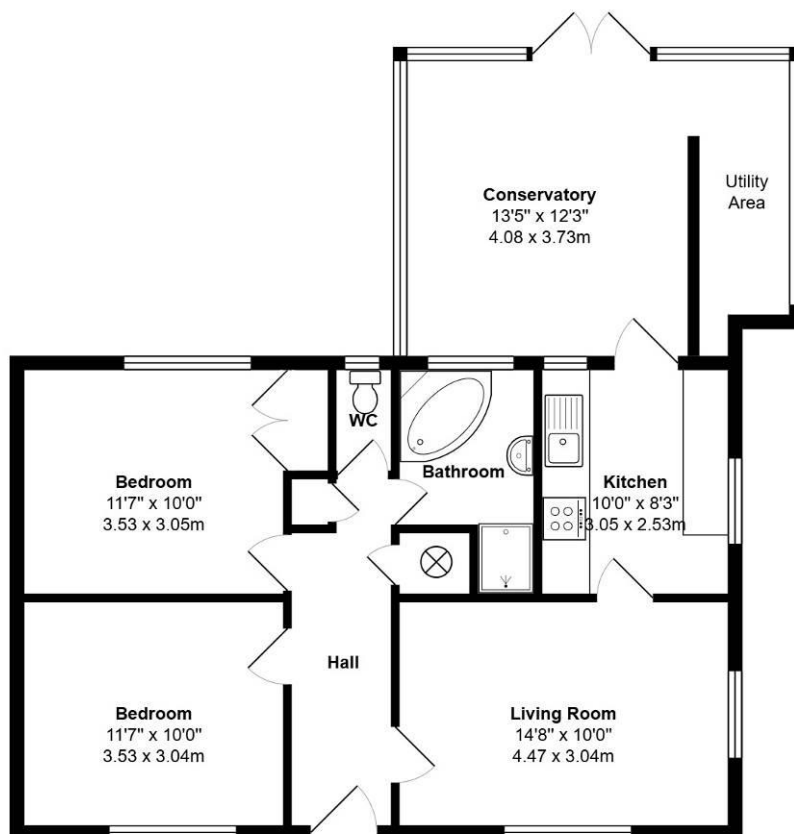
With pedestal hand basin, corner bath, shower cubicle with thermostatic shower & glazed door, tiled surrounds, radiator with thermostat, UPVC double glazed window and extractor.

Separate WC

With low level WC and UPVC double glazed window.

Outside

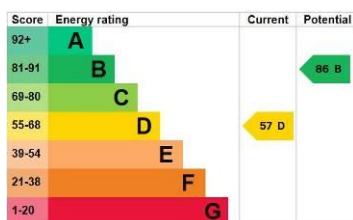
The front of the property is set back from Magdalen Road with a walled frontage and gravel driveway. The front garden is laid to gravel and lawn for ease of maintenance with a concrete pathway leading to the front door. The rear garden of the property is a delightfully private overlooking fields to the rear. Mostly laid to lawn and ready for a new owner to make their own, there is also a timber shed and glasshouse.



33 Magdalen Road, Tilney St Lawrence, King's Lynn, Norfolk PE34 4RF

Total Floor Area Approx: 869 ft² ... 80.7 m²

Illustration for identification purposes only. All measurements are approximate and not to scale



Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services Mains water, electricity & drainage are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "B" with a current annual charge of £1,787.11, 2025/2026.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.



IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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