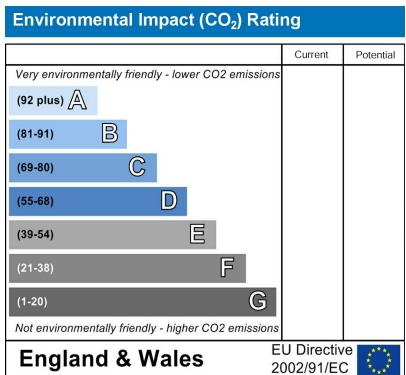
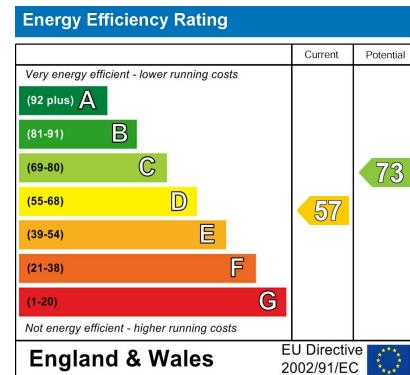


## DIRECTIONS

From Kings Lynn take the main A47 route towards Wisbech and continue along for 2-3 miles and then branch off to the left signposted Terrington St John. Branch left, then at the T-junction turn left entering Terrington St John. Then left onto Main Road then turn right onto Church Road and continue forward onto School road then turn right into Aylmer Drive then take the 1st left onto Stallett Way where the property can



## 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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

*This disclaimer must go on to all probate properties – new and existing.*



11 Stallett Way Tilney St. Lawrence King's Lynn, Norfolk PE34 4HT

**ONE BEDROOM HOUSE IN QUIET LOCATION WITH ALLOCATED PARKING SPACE.  
NO UPWARD CHAIN**

**Tilney St. Lawrence**

**£90,000 Freehold**

**Telephone: 0800 6546 333**

**www.norfolkpropertyauctions.co.uk**

**Email: sales@norfolkpropertyauctions.co.uk**



#### ENTRANCE HALL

Fitted carpet, stairs to first floor, door to bathroom, electric radiator and under stairs storage area.

#### BATHROOM

Three piece suite comprising of hand wash basin, W.C, bath with shower attachment to the taps. Vinyl flooring, window to rear aspect, electric heater and an extractor fan.

8'6 x 5'7 (2.59m x 1.70m)

#### LOUNGE

Fitted carpet, airing cupboard, electric radiator and window to rear aspect.

12'8 x 11'8 (3.86m x 3.56m)

#### KITCHEN

Range of base, wall and drawer units with worktop over. Stainless steel sink with mixer tap over and drainer. Space for washing machine, freestanding cooker and under counter fridge / freezer. Window to rear aspect and vinyl flooring.

7'10 x 7'3 (2.39m x 2.21m)

#### BEDROOM

Fitted carpet, window to front aspect, loft access and electric radiator.

9'8 x 7'9 (2.95m x 2.36m)

#### IMPORTANT INFORMATION

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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

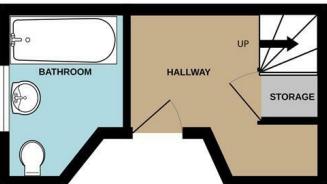
All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property. This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein. This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

\*\* Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000\*\* Situated in the village of Tilney St. Lawrence, this charming terraced house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere. The bedroom offers a peaceful retreat, while the conveniently located ground floor bathroom adds to the practicality of the home. One of the standout features of this property is the delightful field views visible from the lounge, providing a wonderful backdrop for relaxation. The quiet location enhances the appeal, making it an ideal spot for those seeking a peaceful lifestyle away from the hustle and bustle. Additionally, the property includes allocated parking, ensuring convenience for residents. This home is not only a perfect starter property but also a promising investment opportunity in a desirable area. With its combination of comfort, practicality, and picturesque surroundings, this terraced house is sure to attract interest. Don't miss the chance to make it your own. NO UPWARD CHAIN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy that may occur. The plan is for identification purposes only and is not to scale. The services, systems and appliances shown have not been tested and no guarantee is given to their condition or working order. Made with Metropix C202.



