



Crofts Close, Burnham Market King's Lynn PE31 8JZ

welcome to

Crofts Close, Burnham Market King's Lynn

A fantastic opportunity to purchase this two bedroom semi detached bungalow, perfectly located within the ever popular village of Burnham Market. The bungalow itself boasts two double bedrooms, lounge with woodburner, kitchen and family bathroom. **** OFF ROAD PARKING & PRIVATE GARDEN ****



Entrance Hall

Door to the front of the property.

Cloakroom

WC and uPVC window to the rear of the property.

Lounge

14' 4" x 12' 2" (4.37m x 3.71m)

Woodburner with tiled hearth, TV point, radiator and two uPVC windows to the front of the property.

Kitchen

12' x 11' 8" (3.66m x 3.56m)

Kitchen with wall and base units, space for washing machine and cooker, stainless steel sink with drainer, island, door to the rear and uPVC window to the rear of the property.

Bedroom One

10' 9" x 10' 8" (3.28m x 3.25m)

TV point, electric wall heater and uPVC window to the rear of the property.

Bedroom Two

12' x 10' 5" + recess (3.66m x 3.17m + recess)

uPVC window to the front of the property.

Bathroom

Suite comprising of bath, wash hand basin, tiled splash back and uPVC window to the rear of the property.

Agents Note

The property is subject to a 157 Norfolk Restriction, where the buyer must have lived or worked in Norfolk for a minimum of three years



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Crofts Close, Burnham Market King's Lynn

- TWO DOUBLE BEDROOMS
- PERFECT VILLAGE LOCATION
- OFF ROAD PARKING
- PRIVATE REAR GARDEN
- LOUNGE WITH WOOD BURNER

Tenure: Freehold EPC Rating: E

offers in excess of

£215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM107696 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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