









welcome to

Peakhall Road, Tittleshall KING'S LYNN

Semi-detached bungalow perfectly situated within a quiet cul-de-sac location. Offering one double bedroom, lounge/diner, kitchen & family bathroom. The bungalow boasts front & rear gardens and allocated parking. The rear garden is fully enclosed & offers a high degree of privacy. Viewing essential!













Entrance Hall

Radiator and double glazed door to the front of the property.

Lounge

14' x 11' (4.27m x 3.35m) Radiator, electric fireplace and double glazed window to the front of the property.

Kitchen

10' x 7' (3.05m x 2.13m)

Kitchen with wall and base units, electric oven, plumbing for washing machine and dishwasher, radiator and double glazed window to the rear of the property.

Bedroom One

10' 1" \times 7' 1" ($3.07m \times 2.16m$) Radiator and double glazed window to the side of the property.

Bathroom

Suite comprising of shower cubicle, WC, wash hand basin, loft access, tiled flooring and double glazed window to the side of the property.



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.





welcome to

Peakhall Road, Tittleshall KING'S LYNN

- VILLAGE LOCATION
- PERFECT INVESTMENT / FIRST TIME BUY
- PRIVATE REAR GARDEN
- ONE BEDROOM BUNGALOW
- OFF STREET PARKING

Tenure: Freehold EPC Rating: D

offers in excess of

£130,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM107818



Property Ref: FKM107818 - 0008 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.



01328 864922



william h brown

Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM, Norfolk, NR21 9DY



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.