



Greysot School Road, East Rudham KING'S LYNN PE31 8RF

welcome to

Greyshtot School Road, East Rudham KING'S LYNN

**** £260,000 - £280,000 **** Situated within the ever popular village of East Rudham is this three bedroom character cottage that is now in need of some refurbishment. The property boasts three bedrooms, off road parking and extensive gardens to the rear.



Entrance Hall

Door to the front of the property and stairs to the first floor.

Lounge

13' 8" x 13' 8" (4.17m x 4.17m)

Open fire, radiator, wall lights and bay window to the front of the property.

Dining Room

10' 3" x 13' 7" (3.12m x 4.14m)

Radiator and double glazed window to the rear of the property.

Kitchen

9' 4" x 14' 1" (2.84m x 4.29m)

Kitchen with wall and base units, free standing oven, sink with drainer, space for fridge freezer, door to the conservatory and double glazed window to the rear of the property.

Conservatory

10' 3" x 8' 6" (3.12m x 2.59m)

Apex roof, double glazed door to the side and double glazed window to the rear of the property.

Bedroom One

12' 2" x 14' 2" (3.71m x 4.32m)

Two built in wardrobes, radiator and double glazed window to the front of the property.

Bedroom Two

8' 2" x 14' 3" (2.49m x 4.34m)

Two built in wardrobes and double glazed window to the rear of the property.

Bedroom Three

9' 5" x 10' 1" (2.87m x 3.07m)

Radiator and double glazed window to the rear of the property.

Bathroom

Suite comprising of shower cubicle, WC, wash hand basin, radiator, part tiled walls and double glazed window to the front of the property.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Greyshtot School Road, East Rudham KING'S LYNN

- ** £260,000 - £280,000 **
- LARGE GARDEN
- VILLAGE LOCATION
- OFF ROAD PARKING
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: E

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM107847 - 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.

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.



william h brown



01328 864922



Fakenham@williamhbrown.co.uk



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



williamhbrown.co.uk