









welcome to

Orchard Road, Wiggenhall St. Germans, King's Lynn

Located in the popular village of Wiggenhall St Germans is this spacious three bedroom detached bungalow which is being offered with no onward chain. Viewing recommended.













Double Glazed Entrance Door To Entrance Hall

Radiator, airing cupboard housing hot water tank, storage cupboard, loft access

Lounge

22' 3" x 11' 2" (6.78m x 3.40m) Double glazed window, radiator

Kitchen

12' 9" x 11' 1" (3.89m x 3.38m)

Range of base and wall units, roll edge work top, inset stainless steel sink, built-in double oven, electric hob, extractor over, space for washing machine, dryer and fridge freezer, double glazed window, ceramic tiled floor, double glazed stable door to side elevation, double doors to:-

Dining Room

10' 11" x 8' 1" (3.33m x 2.46m) Double glazed window, radiator

Bedroom One

12' x 9' 10" (3.66m x 3.00m) Double glazed window, radiator

Bedroom Two

9' 11" max x 12' 1" (3.02m max x 3.68m) Double glazed window, radiator

Bedroom Three

9' 10" x 7' 11" (3.00m x 2.41m) Double glazed window, radiator

Bathroom

10' 4" max x 5' 4" (3.15m max x 1.63m) Corner bath, low level WC, wash hand basin, shower cubicle, fully tiled floor and walls, radiator

Outside

To the front is a driveway giving off road parking for 2/3 cars and leads to a single garage with up and over door, power and light. The rear garden is laid to Astro turf for easy maintenance and has a garden shed.





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Orchard Road, Wiggenhall St. Germans, King's Lynn

- Popular Village of Wiggenhall St Germans
- Detached Bungalow
- Three Bedrooms
- Breakfast Kitchen
- Two Reception Rooms

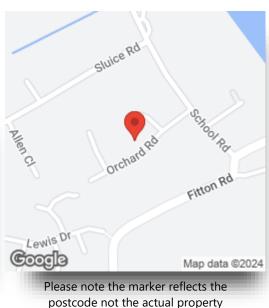
Tenure: Freehold EPC Rating: D

£250,000









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Property Ref: KLN117886 - 0004 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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