



Manor Road, Dersingham, King's Lynn, PE31 6LD

welcome to

Manor Road, Dersingham, King's Lynn

Chain free! A modern & highly spacious, two bedroom terraced house set within the desirable village of Dersingham. The property offers a spacious lounge, conservatory & modern kitchen, plus generous bedrooms & bathroom, as well as off-road parking & courtyard garden.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Storage heater. Stairs leading to the first floor landing with under-stairs storage cupboard.

Lounge / Diner

20' 1" x 11' 11" (6.12m x 3.63m)

Two double-glazed windows to the rear. Two storage heaters. Television point.

Kitchen

8' x 9' (2.44m x 2.74m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, an electric double oven & an electric hob with stainless steel cooker hood over. There is also space & plumbing for a washing machine & a dishwasher. Double-glazed window to the side.

Conservatory

20' max x 19' 1" (6.10m max x 5.82m)

Of brick & uPVC construction. Fitted with base units with work surfaces over. Two storage heaters. Double-glazed windows to the side & rear. Double-glazed French doors to the side.

First Floor Landing

Stairs from the entrance hall. Storage cupboard housing hot water tank. Double-glazed window to the rear.

Bedroom One

14' 1" max x 11' max (4.29m max x 3.35m max)

Double-glazed window to the front. Storage heater.

Bedroom Two

10' 1" x 11' 1" (3.07m x 3.38m)

Double-glazed window to the front. Storage heater.

Bathroom

Fitted with WC, wash hand basin & bath with mixer taps & shower attachment. Extractor fan. Double-glazed window to the rear.

Outside

To the front of the property, a gravelled, shared driveway provides off-road parking, whilst to the rear of the property you will find a low-maintenance courtyard garden.

Agent's Note

The sale is related to probate. Probate has been granted and ready to progress.



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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welcome to

Manor Road, Dersingham King's Lynn

- Two bedroom terraced house
- Lounge & conservatory
- No onward chain!
- Village location
- Off-road parking

Tenure: Freehold EPC Rating: F

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106061 - 0003

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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