



Kenside, Snettisham, King's Lynn, PE31 7PB

welcome to

Kenside, Snettisham

2-bedroom semi-detached house in sought-after Snettisham village.

Spacious lounge/diner, kitchen, WC/utility and first floor bathroom.

Generous garden, extensive garaging/workshop and ample parking.



Entrance Hall

Cloakroom / Utility

Lounge-Diner

20' 3" x 13' 11" into chimney recess (6.17m x 4.24m into chimney recess)

Rear Lobby

Kitchen

8' 8" x 7' 1" (2.64m x 2.16m)

First Floor

Landing

Bedroom One

14' max x 9' 6" (4.27m max x 2.90m)

Bedroom Two

10' 6" x 9' 4" max (3.20m x 2.84m max)

Bathroom



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welcome to

Awaiting Photograph

Kenside, Snettisham

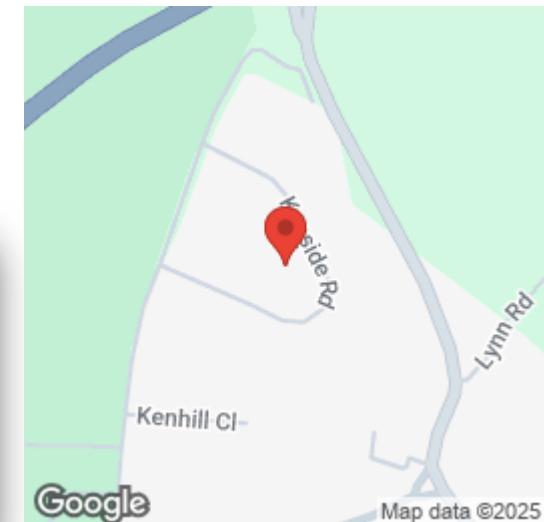
- Semi-detached house
- 2 bedrooms
- Spacious lounge/diner
- Kitchen and ground floor WC/utility
- Large garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£230,000



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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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