



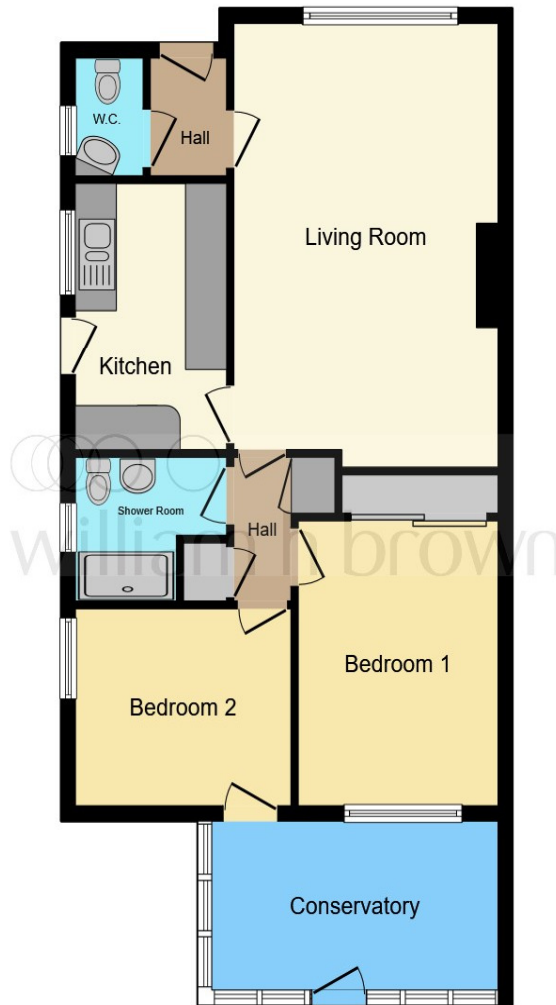
Grovelands, Ingoldisthorpe, PE31 6PQ

welcome to

Grovelands, Ingoldisthorpe

A 2 double bedroom semi detached bungalow in Ingoldisthorpe, backing onto fields. Lounge, kitchen, conservatory, shower room, cloakroom, garage and gardens requiring some maintenance. No chain.





Entrance Porch

Cloakroom

Lounge

19' 10" max x 12' 8" excl chimney breast (6.05m max x 3.86m excl chimney breast)

Kitchen

11' 11" x 7' 3" (3.63m x 2.21m)

Conservatory

14' 2" x 7' 6" (4.32m x 2.29m)

Inner Hallway

Bedroom One

14' 6" into wardrobes x 9' 8" (4.42m into wardrobes x 2.95m)

Bedroom Two

10' 4" x 8' 11" (3.15m x 2.72m)

Shower Room

Outside

Garage

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

welcome to

Grovelands, Ingoldisthorpe

- Semi detached bungalow in peaceful Ingoldisthorpe cul-de-sac
- Backs onto open fields with pleasant outlook
- Two double bedrooms and shower room
- Lounge, kitchen and conservatory
- Entrance porch and cloakroom

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN106586



Property Ref:
HUN106586 - 0007

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



01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk