



Doddshill Road, Dersingham, Lynn PE31 6LP

welcome to

Doddshill Road, Dersingham

Spacious semi detached bungalow in Dersingham with large gardens backing onto Royal Estate fields. 2 double bedrooms, lounge, kitchen, bathroom, gas central heating, double glazing. No chain.





Entrance Hall

Lounge

15' 10" x 12' 7" max (4.83m x 3.84m max)

Kitchen

11' 10" x 11' 6" max (3.61m x 3.51m max)

Rear Lobby

9' 10" x 8' 11" (3.00m x 2.72m)

Bedroom One

13' 8" plus wardrobes x 9' 11" (4.17m plus wardrobes x 3.02m)

Bedroom Two

11' 10" plus wardrobes x 9' 11" (3.61m plus wardrobes x 3.02m)

Bathroom

Gardens

Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

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

Doddshill Road, Dersingham

- Semi detached bungalow in popular Dersingham
- Large gardens backing onto Royal Sandringham Estate fields
- Excellent potential to personalise or extend (STP)
- Lounge, kitchen, rear lobby, 2 bedrooms and family bathroom
- Gas central heating and double glazing

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

£275,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN106875



Property Ref:
HUN106875 - 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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