



9 Lynn Road, Grimston, King's Lynn, PE32 1AA

DRAFT DETAILS

03381



*** Detached Bungalow * Two Bedrooms * 18ft Living/Dining Room *
* Open Field Views to the Rear * No Onward Chain * Electric Storage Heating ***

£234,950

ESTATE AGENTS

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Russen & Turner is the trading name of Russen and Turner Ltd
A company registered in England & Wales. Company No. 4899005
Registered Office: 11 King Street, King's Lynn, Norfolk PE30 1ET

BRIEF DESCRIPTION:

Russen & Turner are pleased to offer to the market this two bedroom, detached bungalow in the popular village of Grimston.

Coming to the market with no onward chain and set on a good size plot the bungalow offers accommodation which briefly comprises; Entrance hallway, 18ft living/dining room with sliding doors into the conservatory, conservatory with French doors and views across open fields, kitchen, two double bedrooms, shower room and separate W.C.

To the front is a low maintenance garden, off-road parking and access to the attached single garage. The rear garden has open field views and is an ideal space for relaxing and unwinding. There is a private patio area and a garden laid to lawn with mature flower borders.

The property has double glazing and electric storage heating.

Council Tax Band: C.

EPC RATING: E

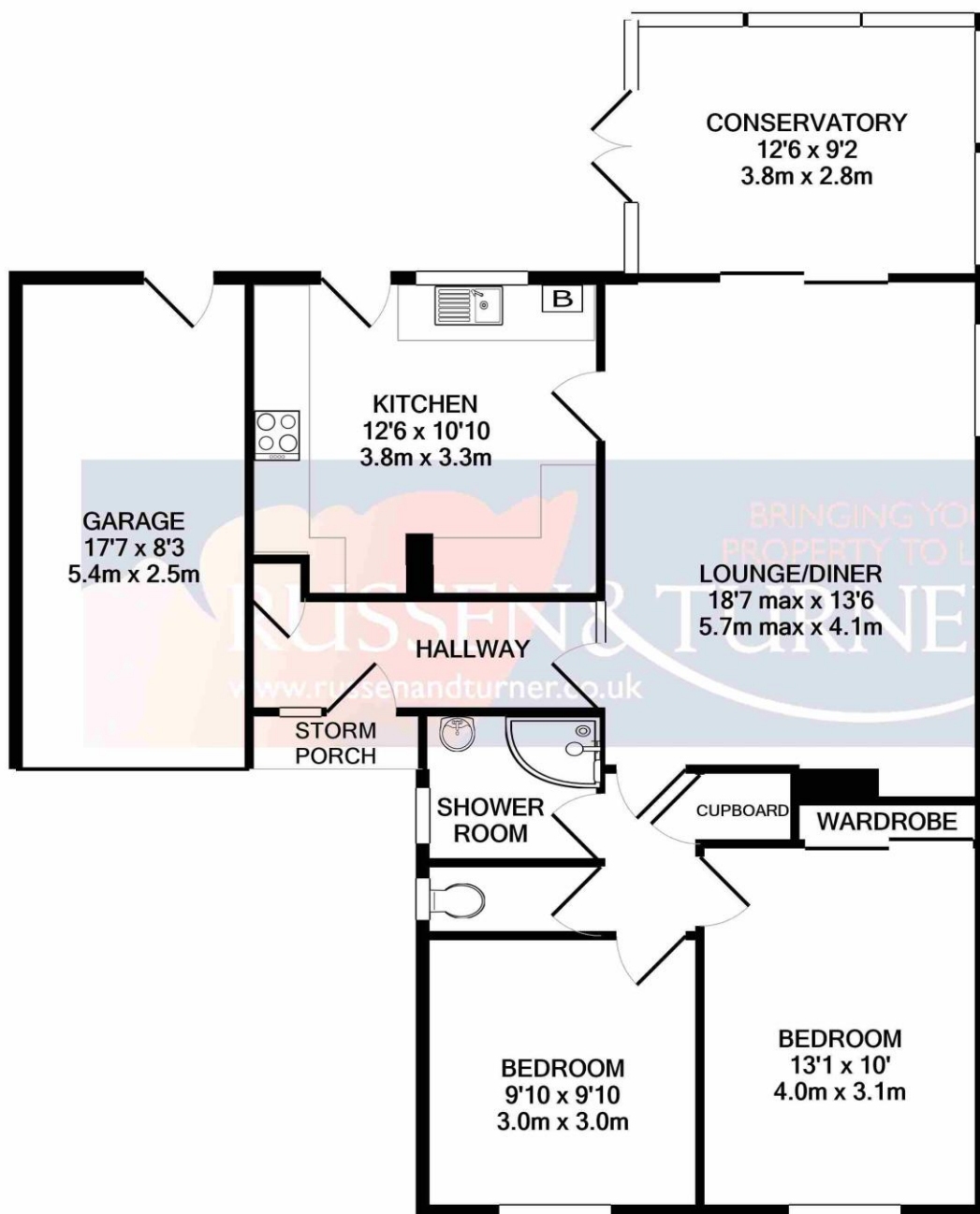
LOCATION:

King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under conservation area and there are many listed buildings (please be aware of this). The town is situated approximately 45 miles from Norwich City centre, approximately 105 miles from London and approximately 16 miles from the coastal town of Hunstanton.

HOW WE CAN HELP:

If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.





TOTAL APPROX. FLOOR AREA 1024 SQ.FT. (95.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Please note that Russen & Turner are committed to following the guidelines set out by the EU's Second Money Laundering Directive which was laid out before parliament at the end of November 2003, the regulations apply from 1st of March 2004. This involves offences under the Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001) and the Proceeds of Crime Act 2002.

