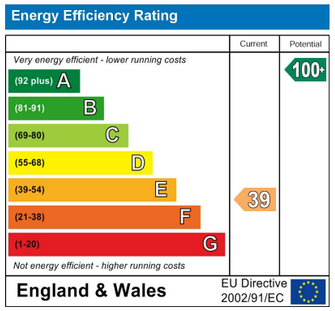
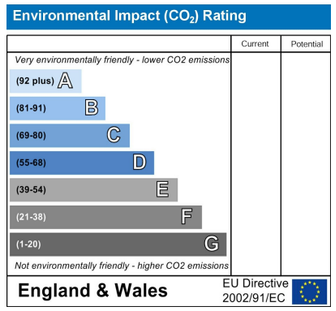
DIRECTIONS

SATNAV: PE32 2LJ





NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order.We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

This disclaimer must go on to all probate properties – new and exisiting;

NORFOLK PROPERTY AUCTIONS



Braemar Litcham Road Great Dunham King's Lynn PE32 2LJ

THREE BEDROOM SEMI-DETACHED HOUSE WITH GARAGE

King's Lynn

£150,000 Flying

Telephone: 0800 6546 333
www.norfolkpropertyactions.co.uk
Email- sales@norfolkpropertyauctions.co.uk





PORCH
Leads to lounge/diner.

LOUNGE/DINER 12'09" x 12' (3.89m x 3.66m)
Fitted carpet, window to front aspect, stairs to first floor, double radiator, feature fireplace, opening to kitchen.

KITCHEN 12'04" x 7'11" (3.76m x 2.41m)
Laminate flooring, range of wall-mounted, base and drawer units, stainless steel sink under window to rear aspect, integrated electric oven and hob with extractor hood, splashback wall tiling, double radiator.

BATHROOM
Laminate flooring, utility area with space and plumbing for washing machine, fitted bath with electric shower, hand wash basin, W.C, obscured window to side aspect.

LANDING
Wooden flooring, doors to all rooms, loft access.

W C
Hand wash basin and toilet.

BEDROOM ONE 9'05" x 9'01" (2.87m x 2.77m)
Wooden flooring, double radiator, window to front aspect, door to en-suite.

EN-SUITE
Wooden flooring, hand wash basin and walk in shower enclosure with electric shower, extractor fan.

BEDROOM TWO 11'09" x 8' (3.58m x 2.44m)
Wooden flooring, window to side aspect, double radiator, airing cupboard, traditional wooden beams.

BEDROOM THREE 9'02" x 6'03" (2.79m x 1.91m)
Wooden flooring, window to front aspect, double radiator.

GARAGE 14'03" x 8'07" (4.34m x 2.62m)
Single Garage

GARDEN
Detached from property. Short walk away, with parking and garage.

AUCTION IMPORTANT INFORMATION
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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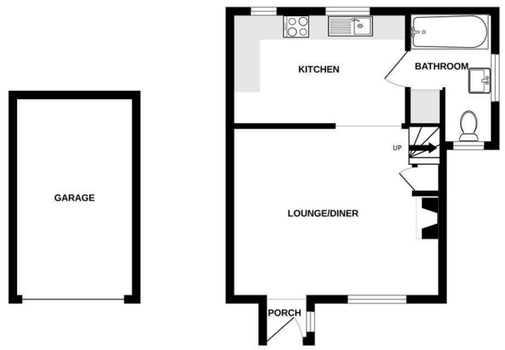
Being Sold via Secure Sale online bidding. Terms & Conditions apply Nestled on Litcham Road in the charming village of Great Dunham, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious lounge/diner, ideal for both relaxation and entertaining guests. The generous layout provides ample space for family gatherings or quiet evenings at home.

The property boasts three bedrooms, ensuring plenty of room for family or guests. With two bathrooms, morning routines will be a breeze, providing both privacy and convenience for all occupants.

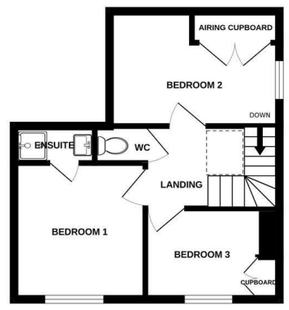
A notable feature of this home is the detached garden with a garage and parking, which offers secure parking and additional storage options.

Set in a peaceful location, this semi-detached house is perfect for those seeking a tranquil lifestyle while still being within reach of local amenities and the vibrant town of King's Lynn. This property presents an excellent opportunity for families or individuals looking for a comfortable home in a picturesque setting. Don't miss the chance to make this lovely house your new home.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Cussons
COLLECTION





