





Tony Scase Court, Grimston, King's Lynn, PE32 1AY

welcome to

Tony Scase Court, Grimston, King's Lynn

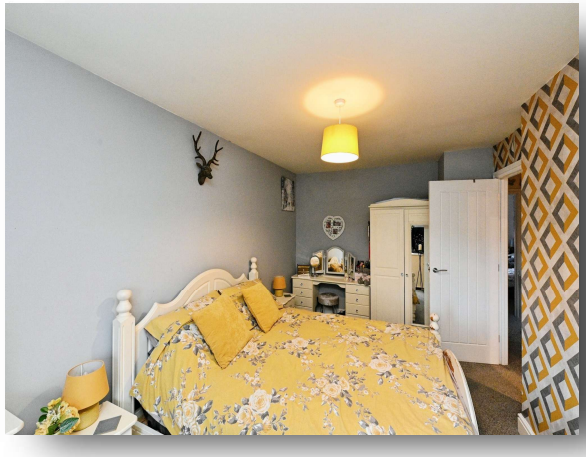
Beautifully presented and ready to move straight into, this modern home offers bright, comfortable living and a private garden to enjoy. Set in the popular village of Grimston, it's an ideal first purchase or family home within easy reach of King's Lynn.

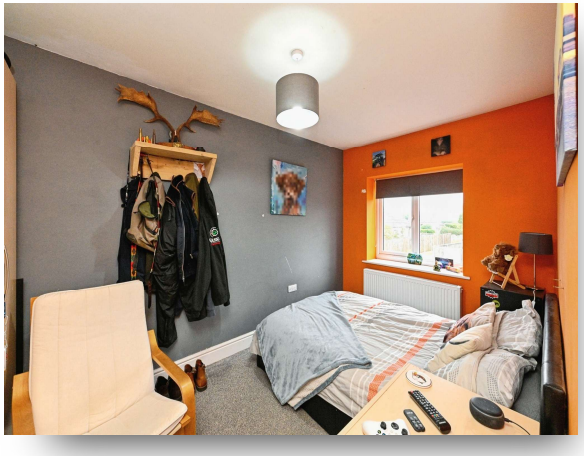












Accommodation:
Double-glazed entrance door to:

Entrance Hall
Door to the front. Stairs leading to the first floor landing.

Living Room
Double-glazed window to the front. Under-stairs storage nook.

Kitchen
This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a built-in electric oven & an electric hob with cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine. Storage cupboard. Double-glazed window to the rear. Double-glazed door to the rear leading to the rear garden.

Cloakroom
Fitted with WC & wash hand basin. Double-glazed window to the rear.

First Floor Landing
Stairs from the entrance hall. Airing cupboard.

Bedroom One
Double-glazed window to the rear. Radiator.

Bedroom Two
Double-glazed window to the front. Radiator.

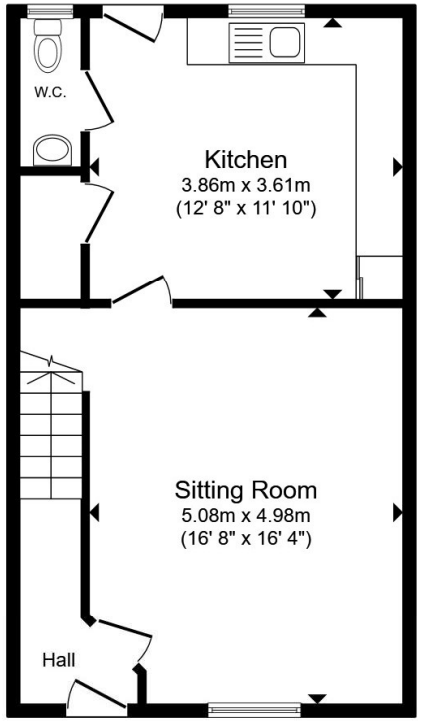
Bedroom Three
Double-glazed window to the front. Radiator.

Bathroom
Fitted with WC, wash hand basin, bath & separate shower cubicle. Double-glazed window to the rear.

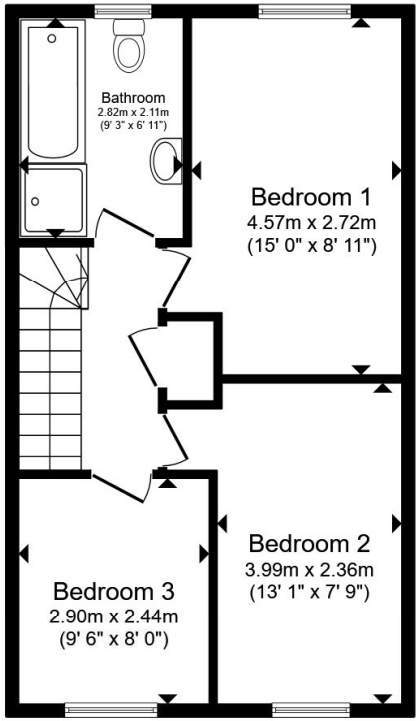
Outside
To the front of the property, a brickweave driveway provides off-road parking. To the rear, the garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area, various borders & a garden shed.

Agent's Note
Heating to the property is served by Air Source Heating, with underfloor heating to the ground floor & radiators to the first floor.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 86.1 m² (927 sq.ft.) approx

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.propertybox.io

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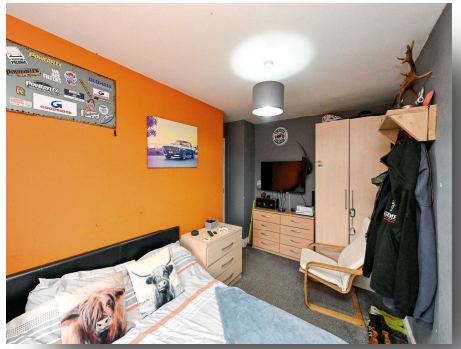
welcome to

Tony Scase Court, Grimston, King's Lynn

- 3 bedroom mid-terraced house
- Popular village location
- Modern kitchen/diner
- Ground floor WC
- Off-road parking

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

£250,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KLN120348 - 0002

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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