



**Groveside, East Rudham, King's Lynn, PE31 8RL**

**welcome to**

**Groveside, East Rudham, King's Lynn**

Three-bedroom semi-detached home in sought-after East Rudham, offered with NO ONWARD CHAIN. Featuring a large driveway, garage, private rear garden and excellent potential throughout, making it ideal for those looking to modernise and create a home to their own taste.



## Hall

Door to the front and stairs to the first floor.

## Lounge

13' x 12' 7" ( 3.96m x 3.84m )

Electric fireplace, storage radiator, carpet and window to the front.

## Kitchen/Dining Room

19' 8" x 9' 9" ( 5.99m x 2.97m )

Two storage cupboards, fitted wall and base units, space for oven and under counter fridge, extractor, storage radiator, carpet and two windows to the rear.

## Utility Room

10' 6" x 4' 6" ( 3.20m x 1.37m )

Window to the side.

## Wc

WC and window to the side.

## Landing

Window to the side.

## Bedroom One

12' 6" x 10' 3" ( 3.81m x 3.12m )

Storage radiator, carpet and window to the front.

## Bedroom Two

11' 9" x 9' 5" ( 3.58m x 2.87m )

Storage radiator, carpet and window to the rear.

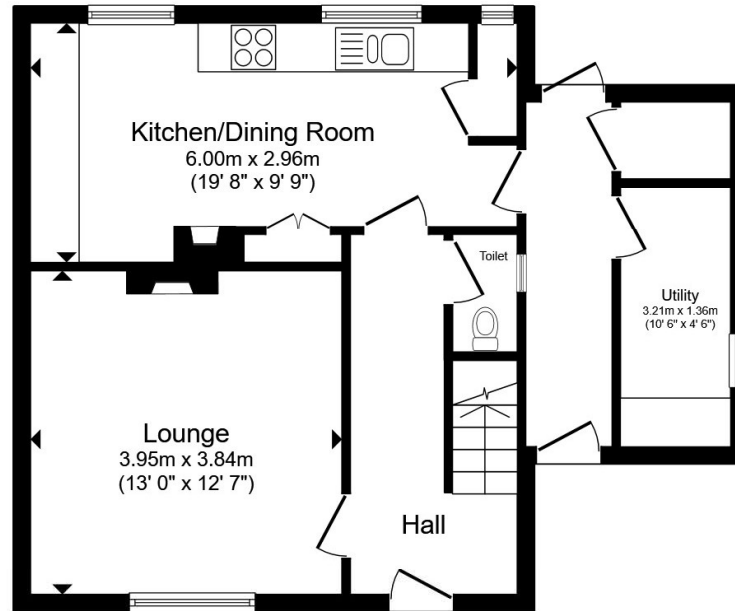
## Bedroom Three

9' 3" x 7' 9" ( 2.82m x 2.36m )

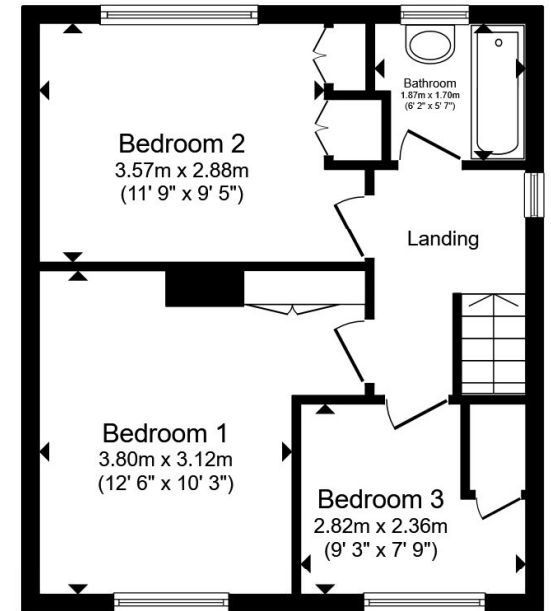
Fitted storage, carpet and window to the front.

## Bathroom

Suite comprising bath, WC, wash hand basin and window to the rear.



**Ground Floor**



**First Floor**

Total floor area 95.9 m<sup>2</sup> (1,032 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](http://www.propertybox.io)



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## Groveside, East Rudham, King's Lynn

- FULLY ENCLOSED LARGE REAR GARDEN
- NEW ROOF COMPLETED
- NO ONWARD CHAIN
- THREE BEDROOMS
- GREAT POTENTIAL

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

# £240,000



Please note the marker reflects the  
postcode not the actual property

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william h brown



**01328 864922**



[Fakenham@williamhbrown.co.uk](mailto:Fakenham@williamhbrown.co.uk)



Royal Oak House 18 Oak Street, FAKENHAM,  
Norfolk, NR21 9DY



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**