



Hall Road, Clenchwarton, King's Lynn, PE34 4AT



welcome to

Hall Road, Clenchwarton, King's Lynn

Located in the popular village of Clenchwarton is this spacious two bedroom semi detached bungalow with ample off road parking and a good size rear garden. The property benefits from being sold with no onward chain.



Double Glazed Entrance Door To

Entrance Hall

Lounge/Diner

20' 8" max x 15' 1" into bay (6.30m max x 4.60m into bay)
Two double glazed window two radiators, wood burner, opening to:-

Kitchen

9' 8" x 8' 11" (2.95m x 2.72m)
Range of base and wall units, roll edge work top inset stainless steel sink with mixer tap over space for washing machine and fridge freezer, built-in oven electric hob, extractor over, double glazed window, door to rear, door to:-

Bathroom

11' 5" max x 15' 7" max (3.48m max x 4.75m max)
Bath with mains shower over, low level WC, wash hand basin, part tiled walls, double glazed window, radiator

Bedroom One

10' 3" x 11' 9" (3.12m x 3.58m)
Double glazed window, radiator, fitted wardrobe

Bedroom Two

11' 5" x 10' 4" (3.48m x 3.15m)
Double glazed window radiator

Outside

To the front is a large gravel drive giving off road parking for at least six cars. The rear garden is laid mainly to lawn with paved patio and garden sheds.



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



view this property online williamhbrown.co.uk/Property/KLN119356



welcome to

Hall Road, Clenchwarton, King's Lynn

- Popular village of Clenchwarton
- Good Local Facilities
- Semi Detached Bungalow
- Spacious Accommodation
- Two Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119356



Property Ref:
KLN119356 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



williamhbrown.co.uk