

## DIRECTIONS

Sat Nav: PE34 4QZ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 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."

*"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.*

*The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.*

*Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.*

*The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.*

*This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.*



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73b School Road Tilney St. Lawrence King's Lynn Norfolk PE34 4QZ

**MID TERRACE TWO BEDROOM HOUSE WITH FIELD VIEWS AND  
PARKING AREA**

**King's Lynn**

**£155,000 Freehold**

01553 692828  
[sales@brittons.net](mailto:sales@brittons.net)





- KITCHEN** 11'4 x 6'1 (3.45m x 1.85m)  
Range of wall base and drawer units with worktop over. Electric heater with a window to the front aspect and tiled flooring.
- LOUNGE** 16'2 x 11'4 (4.93m x 3.45m)  
Fitted carpet, electric heater, French doors leading to the rear garden with a window to the rear and the stairs to the first floor.
- LANDING**  
Fitted carpet and loft access.
- BEDROOM ONE** 11'2 x 8'1 (3.40m x 2.46m)  
Fitted carpet with a storage cupboard and airing cupboard. Electric radiator. Window to the rear aspect with lovely field views
- BEDROOM TWO** 11'3 x 6'5 (3.43m x 1.96m)  
Fitted carpet, electric radiator and window to the front aspect.
- BATHROOM** 8'1 x 4'7 (2.46m x 1.40m)  
Three piece suite comprising of W.C, hand wash basin and bath with a shower attachment on the taps. Vinyl flooring. Window to the front aspect, heated towel rail and extractor fan
- FRONT GARDEN**  
Mainly laid to lawn with hedging to the side and a pathway to the front door and storm porch above the front door.
- REAR GARDEN**  
Paved patio area, mainly laid to lawn enclosed by wooden fencing. Timber shed. Gate to the side leading to the parking area for two cars.

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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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Situated in the charming village of Tilney St. Lawrence, this delightful mid-terrace house on School Road offers a perfect blend of comfort and modern living. The property has been well presented and maintained, making it an ideal choice for first-time buyers or those looking to downsize. The spacious layout is perfect for both relaxation and entertaining. The lounge features elegant French doors that open directly into the expansive garden, allowing for a seamless transition between indoor and outdoor living. The property boasts two generously sized bedrooms, providing ample space for rest and personalisation. The well-appointed bathroom caters to all your needs, ensuring convenience and comfort. One of the standout features of this home is the spacious garden, which is perfect for outdoor activities, gardening, or simply enjoying the fresh air. The garden offers a wonderful space for family gatherings or quiet evenings under the stars. Located in a popular area, this property benefits from a sense of community while still being within easy reach of local amenities and transport links. Whether you are looking to enjoy the peaceful countryside or explore the nearby town of King's Lynn, this home is ideally situated to offer the best of both worlds. In summary, this well-presented mid-terrace house on School Road is a fantastic opportunity for those seeking a comfortable and inviting home in a desirable location. With its spacious garden, field views, and modern features, it is sure to impress.



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