



**14 Eye Lane,
EAST RUDHAM.
PE31 8RJ.**

**Offers sought in the region of
£230,000**
Freehold

Attractive, South-West facing, ex-Local Authority owned semi-detached Bungalow with electrically heated and double glazed 2 bedroomed accommodation, ample parking space, garage and long, mainly lawned garden.

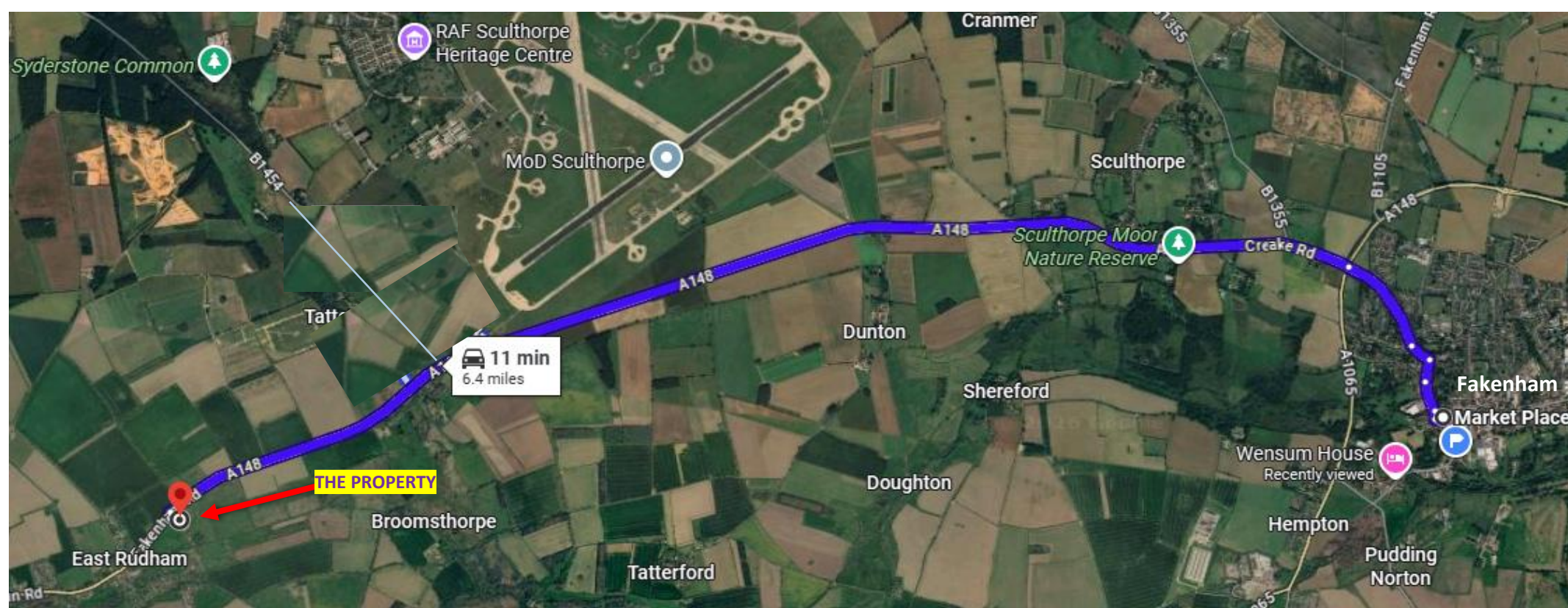
The property, which requires some improvement and refurbishment, stands in a slightly elevated position with views to the front across meadowland to the village Church, and is within easy walking distance of open farmland.

NO ONWARD CHAIN

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From Fakenham take the A.148 Kings Lynn road, and proceed for 6 miles into East Rudham. Turn left into Eye Lane, and the property is on the left, as marked by a for sale board.

Location: East Rudham is a conservation village between the market towns of Fakenham (6½ miles) and King's Lynn (16 miles), both of which offer excellent shopping, educational, leisure and sporting facilities – the latter having a direct rail link to London (Kings Cross). The village itself has an attractive Village Green, a popular Pub, a thriving primary school, a vets and an historic Church. The Royal Sandringham Estate and the North Norfolk coast with its sandy beaches, Nature Reserves, golf and sailing facilities are only a short drive away.



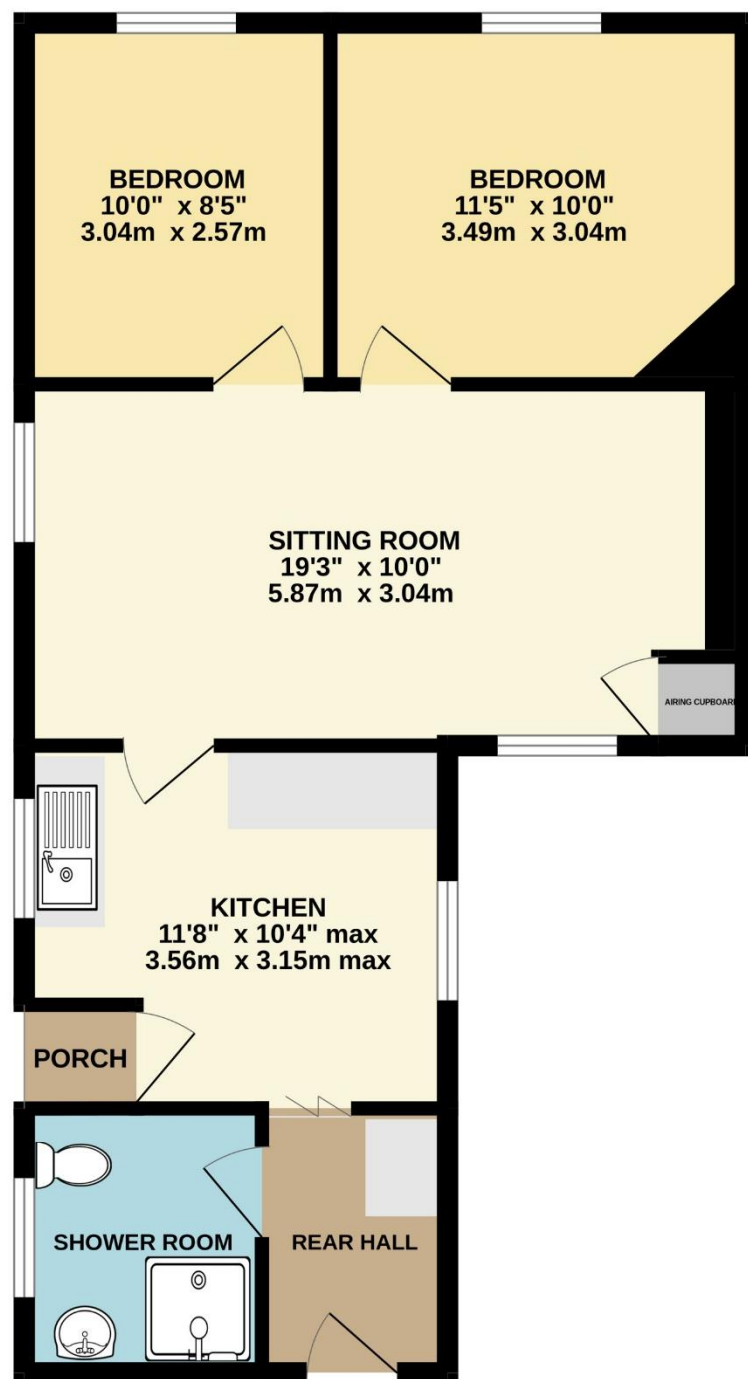
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

IMPORTANT NOTICE:

Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars have been prepared in accordance with The Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers or tenants.

They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



EPC: TBA



Recessed Entrance Porch: Half double glazed door to;

Kitchen: 11'8" x 10'4", (3.6m x 3.2m) max. Stainless steel sink unit and adjoining work top with tiled splashback, and cupboard, "Hotpoint" washing machine under. Further fitted work surface with tiled splashback, and drawers and cupboards under. Fitted wall cupboards. Electric cooker. "Dimplex" electric heater. Strip light.

Sitting room: 19'3" x 10'0", (5.9m x 3.0m). "Creda" and "Dimplex" night storage heaters. Built-in airing cupboard with double factory lagged hot water cylinder, twin fitted immersion heaters and slatted shelving. Fitted shelf. Fitted wall unit. Hatch to roof space. TV point. Telephone point.

Bedroom 1: 11'5" x 10'0", (3.5m x 3.0m). Rural view towards Village Church.

Bedroom 2: 10'0" x 8'5", (3.0m x 2.6m). Open view towards Village Church.

Rear Hall: Fitted cupboards. Half double glazed door to outside.

Half tiled Shower room: Shower cubicle with glazed screen doors. Hand basin set in vanity shelf with cupboard under. Low level WC. "Dimplex" night storage heater. Extractor fan.

Outside: To the front of the property is a neat, lawned garden with tall monkey puzzle tree.

A long drive to the side of the property offers ample car parking space, and leads to a detached, concrete panel and corrugated iron roofed Garage, 18'0" x 9'0", (5.5m x 2.7m), with up & over door, concrete floor and personal door.

Close by is a concrete panel and asbestos roofed Store, 7'7" x 6'4", (2.3m x 1.9m).

To the rear is a long, attractive garden laid mainly to lawn with a variety of mature shrubs and trees.

Services: Mains water, electricity and drainage are connected to the property.

District Authority: Borough Council of Kings Lynn & West Norfolk.

Tel: 01553 616200 Tax Band: "A".

