

DIRECTIONS

SAT NAV: PE34 4NJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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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7 Wesley Avenue Terrington St. Clement PE34 4NJ

TWO BEDROOM DETACHED BUNGALOW WITH GARAGE AND DRIVEWAY
PARKING

£240,000 Freehold

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sales@brittons.net





TERRINGTON ST CLEMENT
Terrington St Clement is a well-served and attractive large village in West Norfolk, situated around seven miles west of King's Lynn and surrounded by open fenland countryside. The village offers an excellent range of everyday amenities, including a supermarket, post office, farm shop, newsagents, bakery, hardware store, takeaways, hairdressers, pubs, and two doctor's surgeries, making it highly convenient for day-to-day living. Families are also well catered for, with both Terrington St Clement Community School and St Clement's High School located within the village. Community facilities such as the village hall, playing fields, parks and local groups contribute to a strong village atmosphere, while regular bus links connect residents to King's Lynn, and more. The local area is known for its rural character, expansive agricultural landscapes and historic charm, including the impressive parish church often referred to as the "Cathedral of the Marshland", offering residents a peaceful countryside setting without sacrificing essential services.

KITCHEN 11'8 x max 11'4 (3.56m x max 3.45m)
Range of wall, base and drawer units with worktop over, integrated hob and oven. Double radiator, windows to both the rear and side aspect. Tiled flooring. Door leading to conservatory. Storage cupboard.

LOUNGE 15'2 max x 13'2 (4.62m max x 4.01m)
Carpet - to be fitted. Open fireplace, window to the front and the side aspect. Single radiator and double radiator.

CONSERVATORY 12'10 x 9'11 (3.91m x 3.02m)
French doors leading to the garden. Fitted carpet and a side door leading to the patio area.

HALLWAY
Carpet - to be fitted. Doors leading to all rooms. Two single radiators. Storage cupboard with the hot water cylinder

BEDROOM ONE 11'8 x 10'11 (3.56m x 3.33m)
Fitted carpet, window to the front aspect and a single radiator.

BEDROOM TWO 11'5 x 10'11 (3.48m x 3.33m)
Fitted carpet, window to the rear aspect. Plumbing with a sink and vanity unit. Single radiator.

BATHROOM 6'10 x 5'7 (2.08m x 1.70m)
Three piece suite comprising of a W.C, bath with electric shower over and a pedestal hand wash basin. Two windows to the rear aspect. A single radiator and tiled floor.

REAR GARDEN
Rear garden is enclosed by a set of double wooden gates and a single wooden pedestrian gate which leads to a paved area which would be perfect for caravan or a boat. Variety of outbuildings including a summer house , two timber sheds and a brick shed. Lawn with a patio, decorative gravel boards, flower beds and raised flower beds.

FRONT OF PROPERTY
The front of the property has a paved slab driveway, flower borders, cherry tree and a gravel area.

GARAGE
The garage is separate from the house has a pedestrian door to the side and the front has an electric and over door. Good storage up ahead there's power and lights.

IMPORTANT INFORMATION
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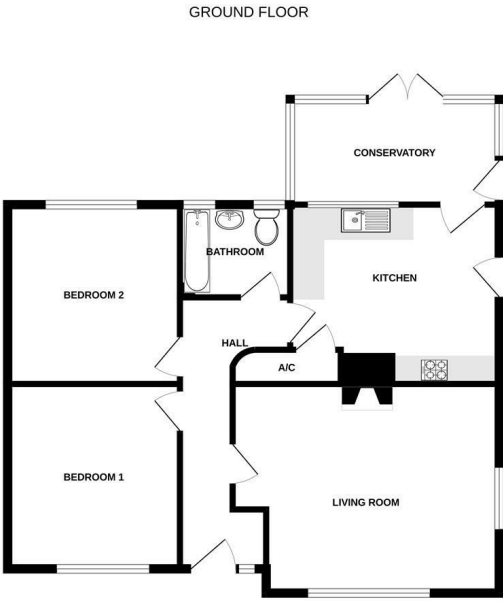
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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.

Nestled on Wesley Avenue in the charming village of Terrington St. Clement, King's Lynn, this delightful detached bungalow offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. As you enter, you are welcomed by a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The newly installed kitchen is a highlight of the home, featuring contemporary fittings that make cooking a pleasure. Adjacent to the kitchen, a lovely conservatory extends the living space, allowing for an abundance of natural light and a seamless connection to the outdoors. The family bathroom is well-appointed, ensuring convenience for all residents. Outside, the well-maintained rear garden is a true gem, offering a tranquil space for outdoor activities or simply enjoying the fresh air. The garden features a charming summer house, perfect for a quiet retreat or a hobby space, along with additional sheds for storage. This bungalow is not only a comfortable home but also a wonderful opportunity to enjoy a peaceful lifestyle in a friendly community. With its modern amenities and lovely outdoor space, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful bungalow your new home.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and any other space are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any comparative purposes. The property is shown with approximate dimensions and is not intended to be a guarantee. See to the contract for more details.



