



Basil Road, West Dereham, King's Lynn, PE33 9RP

welcome to

Basil Road, West Dereham, King's Lynn

**** Investors only **** A two bedroom detached bungalow set in a peaceful rural position within West Dereham, occupying a generous, mature plot with an excellent rear garden. Offered chain free with tenant in situ, this is an ideal investment opportunity with off-road parking & superb outdoor space.



Accommodation:

Lounge

Double-glazed windows to the front & side. Electric radiator. Opening to:

Kitchen

This fitted kitchen includes wall & base units with work surfaces over, a stainless steel sink, an electric oven & an electric hob with cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine & tumble dryer. Double-glazed window to the rear. Double-glazed door to leading to the conservatory.

Conservatory

Of uPVC construction. Double-glazed windows to the front, side & rear. Double-glazed French doors leading to the garden.

Bedroom One

Double-glazed windows to the front & side. Two electric radiators. Built-in storage cupboard. Currently set up with a utility area.

Bedroom Two

Double-glazed window to the front. Storage cupboard area.

Shower Room

Fitted with WC, wash hand basin & shower. Heated towel rail.

Outside

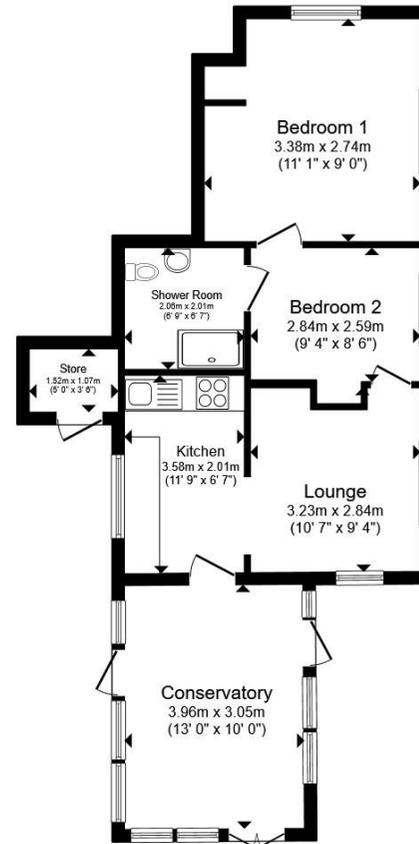
The property sits on an enviably generous plot with mature gardens surrounding the property. The sizable rear garden is mainly laid to lawn, with a patio area, decking area, mature trees & a garden path. A gravelled driveway provides off-road parking for two cars.

Agent's Note

The property is of non-standard construction (wooden build). Please speak with your conveyancer for further information.

Heating to the property is served by electric heating & LPG gas bottles, and waste from the property is served by a septic tank. Please contact the branch for more information if required.

Sale & Rent Back opportunity - please enquire with the branch for further information.



Total floor area 56.3 m² (606 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



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Basil Road, West Dereham, King's Lynn

- Two bedroom detached bungalow
- Investors only - Sale and Rent back opportunity
- Chain free
- Generous, mature plot
- Rural village location

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

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM112746 - 0002

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