MOLYNEUX
ESTATE AGENTS



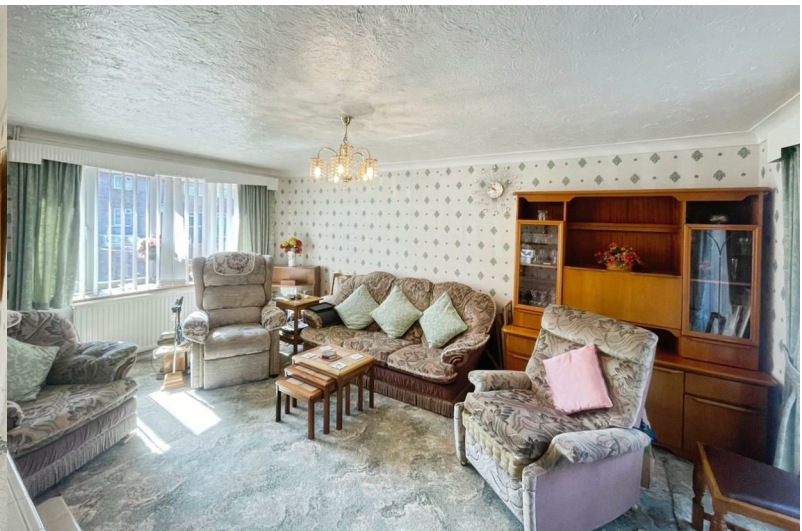
44 Buckenham Drive

Stoke Ferry, King's Lynn, PE33 9SG

Price £190,000

3 1 1 E





44 Buckenham Drive

Stoke Ferry, King's Lynn, PE33 9SG

Price £190,000







Description

Pleasantly positioned in the charming village of Stoke Ferry, King's Lynn, this semi-detached house on Buckenham Drive presents an excellent opportunity for those seeking a family home with potential. Boasting three well-proportioned bedrooms, this established property is perfect for families or individuals looking to create their ideal living space.

While the home is in need of updating and improvement, it offers a blank canvas for buyers to infuse their personal style and modern touches. The generous gardens provide ample outdoor space for children to play or for gardening enthusiasts to cultivate their green thumbs. Additionally, the property benefits from off-road parking, ensuring convenience for residents and visitors alike.

Given its location in a peaceful community, this home is not only a great opportunity but also a wonderful place to settle down. We highly recommend scheduling a viewing to fully appreciate the potential this property holds. Whether you are a first-time buyer or looking to expand your property portfolio, this semi-detached house is a promising choice in a desirable area.

Measurements

Entrance Hall

Cloakroom

Lounge:- 16'10" x 12'10" max

Kitchen:- 13'5" max x 12'4"max

Bedroom One:- 10'11" x 12'11"

Bedroom Two:- 10'11" x 9'0"

Bedroom Three:- 9'11" x 6'4"

Bathroom:- 5'11" x 5'8"

Agents Note

Council Tax Band - A

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.















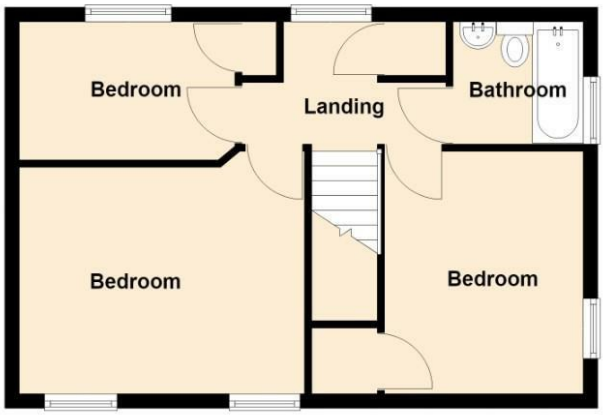
Ground Floor

Approx. 44.2 sq. metres (475.9 sq. feet)



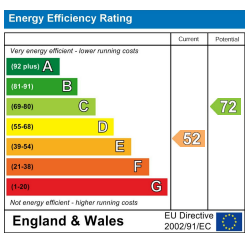
First Floor

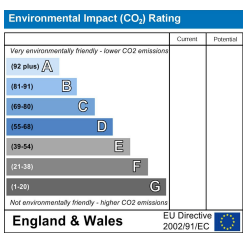
Approx. 40.0 sq. metres (431.0 sq. feet)



Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ
TEL: 01842 818282 **EMAIL:** INFO@MOLYNEUXESTATEAGENTS.CO.UK **WWW.MOLYNEUXESTATEAGENTS.CO.UK**