





Grovelands, Ingoldisthorpe King's Lynn PE31 6PQ

william h brown

Welcome to

Grovelands, Ingoldisthorpe King's Lynn

Situated at the end of a cul-de-sac, this well-presented semi-detached bungalow offers comfortable single-storey living in a peaceful residential setting. Presented in excellent condition throughout, the property is ideal for those seeking a home ready to move straight into. The accommodation comprises an entrance porch, cloakroom, inner hallway with two useful storage cupboards, spacious lounge, fitted kitchen and a conservatory/utility room positioned to the side. There are two bedrooms and a modern shower room, providing well-planned and practical accommodation. Further benefits include gas central heating and double glazing throughout. Outside, the property enjoys attractive gardens together with a driveway leading to a garage, providing useful parking and storage. Offered for sale with no onward chain, this attractive bungalow is sure to appeal to a range of purchasers and early viewing is highly recommended. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



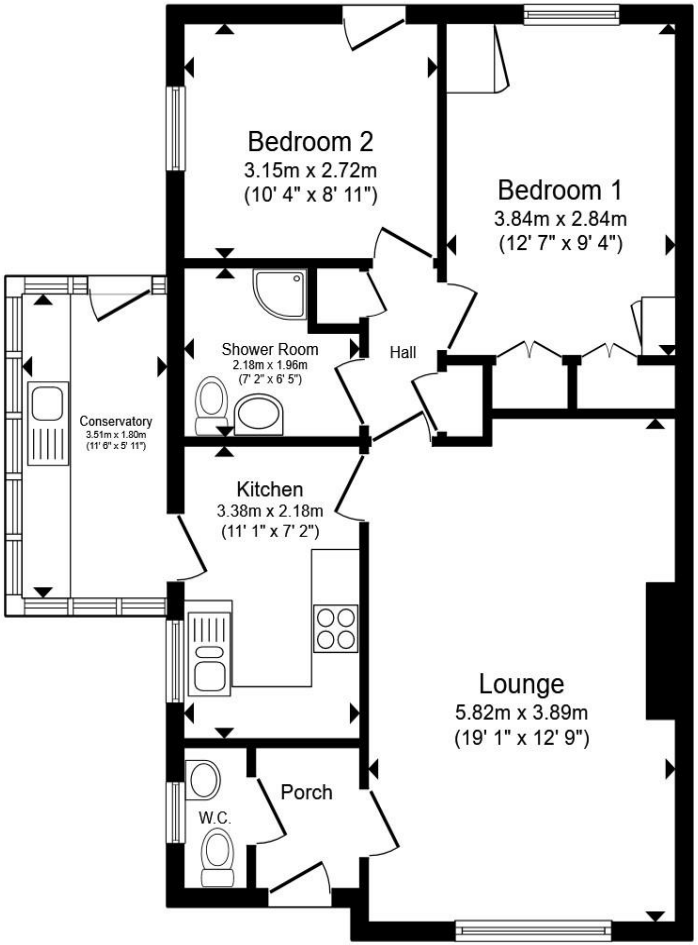












Porch

Wc

Lounge

Kitchen

Conservatory

Hallway

Bedroom One

Bedroom Two

Shower Room

Total floor area 69.3 m² (746 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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- Semi-detached bungalow
- Cul-de-sac location
- Excellent condition throughout
- Two bedrooms
- Side conservatory/utility room
- Two useful storage cupboards
- Garage and gardens
- No onward chain

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107275

The Property Ombudsman

Property Ref:
HUN107275 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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