

DIRECTIONS

SAT NAV: PE34 4RS

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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18 School Road Tilney All Saints King's Lynn PE34 4RS

THREE BEDROOM SEMI DETACHED COTTAGE WITH TRADITIONAL
FEATURES, LARGE GARDEN AND OFF ROAD PARKING

King's Lynn

£250,000 Freehold

01553 692828
sales@brittons.net





KITCHEN DINER Range of wall, base and drawer units with worktop over. Vinyl flooring and a double radiator. Dual aspect with a door leading to the rear garden.	13'3 x 12'5 (4.04m x 3.78m)
SITTING ROOM Fitted carpet. Window to the front aspect and door to the front garden, there's a large wood burner and radiator.	13'3 x 11'5 (4.04m x 3.48m)
LOUNGE Fitted carpet, a window to the front and French doors to the rear leading to the patio. Two double radiators.	20'2 x 11'10 (6.15m x 3.61m)
INNER HALLWAY / STUDY Fitted carpet, a double radiator and a under stairs cupboard.	10'9 x 8'1 (3.28m x 2.46m)
BATHROOM Accessed via a utility area, leading off the kitchen. Comprises of a bath, pedestal hand wash basin, a W.C and a bidet. Tiled floor. Window to the rear aspect and a single radiator.	7'2 x 5'6 (2.18m x 1.68m)
BEDROOM ONE Fitted carpet, single radiator and a window to the front aspect. Loft access. Airing cupboard.	13'5 x 11'5 (4.09m x 3.48m)
BEDROOM TWO Fitted carpet, a window to the front aspect and a single radiator.	11'10 x 9'10 (3.61m x 3.00m)
BEDROOM THREE L shaped room with a fitted carpet. Single radiator and window to rear aspect.	11'8 x 10'0 (3.56m x 3.05m)
SHOWER ROOM Comprising of a single shower enclosure with electric shower, WC and pedestal hand wash basin. Fitted carpet with a window to the rear aspect.	10'7 x 5'0 (3.23m x 1.52m)

FRONT OF PROPERTY
Lawn area with some decorative shingle leading to the front door and driveway. The rear garden is enclosed by a wooden fence with a wooden gate set in it.

REAR GARDEN
Long garden that narrows into a points. Is mainly laid to lawn. Numerous shrubs and trees. Fenced on both sides. There's also a wooden shed and the oil tank.

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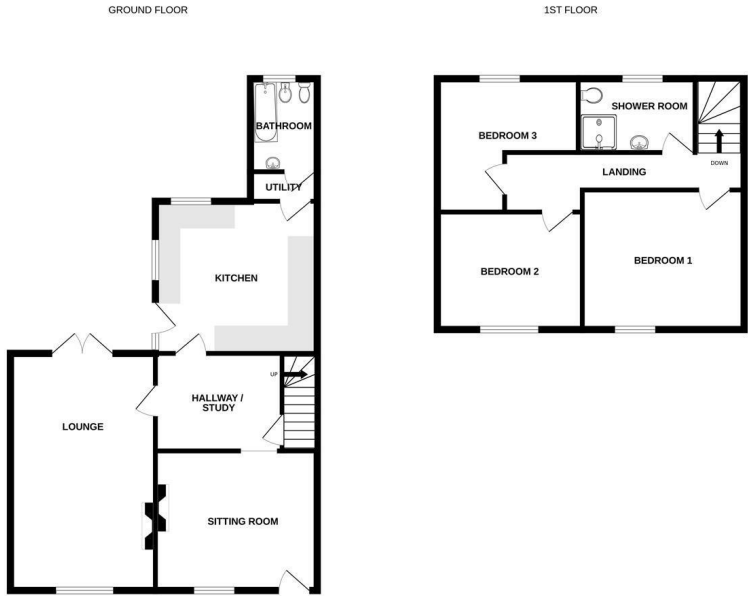
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee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

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Located in the quiet village of Tilney All Saints, King's Lynn, this delightful semi-detached house, built in 1860, offers a perfect blend of traditional character and modern living. With two spacious reception rooms, this home provides ample space for both relaxation and entertaining. The lounge and sitting room both feature a lovely brick traditional fireplace, creating a warm and inviting atmosphere. The inner hallway is not only a welcoming space but also serves as a useful study area, ideal for those who work from home or require a quiet space for reading. The property boasts three well-proportioned bedrooms, ensuring comfort for family and guests alike. The ground floor includes a convenient utility area that leads into a practical bathroom, while the first floor is complemented by a shower room. Step outside to discover a pretty cottage garden that is larger than average, providing a serene outdoor retreat. The patio area is perfect for al fresco dining, accommodating a table and chairs, while the garden is adorned with a variety of shrubs and trees, enhancing its charm and privacy. This property is a wonderful opportunity for those seeking a home with character in a peaceful village setting. With its blend of traditional features and modern conveniences, it is sure to appeal to families and professionals alike. Don't miss the chance to make this charming house your new home.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this information. The floorplans are provided for guidance purposes only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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