






**Heath Rise, Syderstone King's Lynn PE31 8TN**

william
h brown

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## Heath Rise, Syderstone King's Lynn

** NO ONWARD CHAIN ** A detached two-bedroom detached bungalow, situated within a charming Norfolk village, featuring a spacious lounge/diner, garage and generous rear garden with stunning field views and ample off-road parking, with excellent potential to personalise!













## Agent Notes
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.

## Hall
Storage cupboard, door to the front and rear.

## Lounge
9' 5" max x 18' 7" ( 2.87m max x 5.66m )
Electric fireplace, carpet, storage heater and double glazed window to the front.

## Kitchen
7' 4" x 9' 6" ( 2.24m x 2.90m )
Kitchen with wall and base units, built in oven, hob with extractor over, stainless steel sink with drainer, space for washing machine and under counter fridge/freezer, part tiled, storage heater and double glazed window to the front.

## Bedroom One
9' 5" x 12' 2" ( 2.87m x 3.71m )
Carpet, storage heater and double glazed window to the rear.

## Bedroom Two
7' 6" x 11' max ( 2.29m x 3.35m max )
Carpet, electric heater and double glazed window to the rear.

## Bathroom
Suite comprising of shower cubicle, WC and wash hand basin.

## Garage
8' 2" x 17' 8" ( 2.49m x 5.38m )
Door to the rear.




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.focalagent.com

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# Heath Rise, Syderstone King's Lynn

- NO ONWARD CHAIN
- DETACHED BUNGALOW
- TWO BEDROOMS
- BRICK AND FLINT FRONTAGE
- FIELD VIEWS TO REAR

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

offers in excess of

## £230,000










Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FKM108506 - 0011

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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