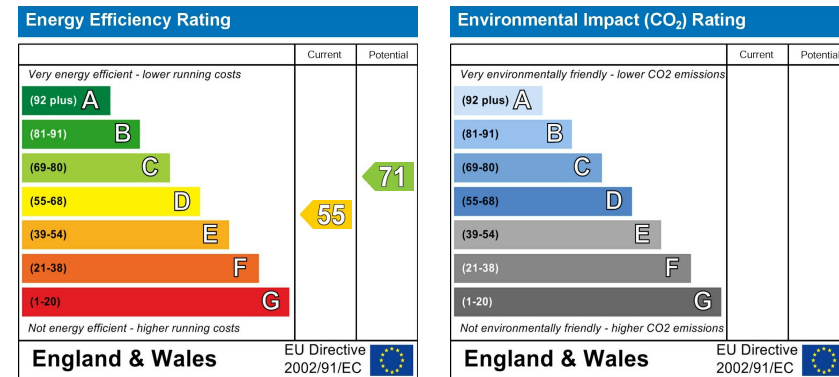


DIRECTIONS

Sat Nav: PE32 1AW



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.

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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.

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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.

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This disclaimer must go on to all probate properties – new and existing:



12 Station Road Roydon King's Lynn PE32 1AW

**THREE BEDROOM DETACHED BUNGALOW IN SOUGHT AFTER AREA
WITH DRIVEWAY AND GARAGE**

King's Lynn

£220,000 Freehold

Telephone: 0800 6546 333

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Email: sales@norfolkpropertyactions.co.uk



ENTRANCE HALL 14'11 x 12'6 (4.55m x 3.86m)
 Fitted carpet. Single radiator. Leading to all rooms. Airing cupboard. Storage cupboard. Loft access.

KITCHEN 20'3 x 8'10 (6.17m x 2.69m)
 Range of wall mounted, base and drawer units with worktop over. Integrated Bosch oven and electric hob with extractor hood over. Stainless steel bowl sink with mixer tap over and separate drainer with plug. Splashback tiling throughout. Tiled flooring. Window and door to side aspect.

LOUNGE 17'8 x 11'10 (5.38m x 3.61m)
 Fitted carpet. Window to the front aspect. Double radiator. Wooden fireplace with large electric fire.

BATHROOM 9'1 x 7'8 (2.77m x 2.34m)
 Three piece suite with bath, W.C, pedestal hand wash basin with hot and cold tap. Mix of half height and full height wall tiling. Tile flooring. Two obscured windows to the side. Heated towel.

BEDROOM ONE 12'10 x 10'11 (3.91m x 3.33m)
 Fitted carpet. Single radiator. Window to the rear garden.

BEDROOM TWO 10'10 x 9'9 (3.30m x 2.97m)
 Fitted carpet. Single radiator. Window to the rear garden.

BEDROOM THREE 11'0 x 9'9 (3.35m x 2.97m)
 Fitted carpet, window to rear aspect and a single radiator.

GARAGE
 Concrete flooring. Door to the side. Up and over garage door. Lighting and power supply. Window to the front.

IMPORTANT INFORMATION
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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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**** Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £220,000 **** Nestled on Station Road in the charming village of Roydon, King's Lynn, this delightful detached bungalow presents an excellent opportunity for those seeking a home with great potential. With three well-proportioned bedrooms and a spacious reception room, this property is perfect for families or those looking to downsize in a tranquil setting. The bungalow boasts a welcoming layout, enhanced by an abundance of natural light that fills the living spaces. The feature fireplace in the lounge adds a touch of character, creating a cosy atmosphere for relaxation and entertaining. While the property would benefit from modernisation, it is brimming with possibilities for the discerning buyer to create their dream home. Set in a quiet and desirable semi-rural location, this bungalow offers the perfect balance of peace and accessibility. The garage and driveway provide ample parking and storage options, making it a practical choice for everyday living. This property is not just a house; it is a canvas awaiting your personal touch. With its spacious rooms and inviting ambiance, it is an ideal setting for those looking to enjoy the serene lifestyle that Roydon has to offer. Don't miss the chance to explore the potential of this lovely bungalow.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual rooms, areas and any other such data are approximate and no responsibility is taken for any error or omission in the information. This plan is for illustrative purposes only and should be used as such by any intending purchaser. The views, opinions and illustrations shown here are those of the agent.



