



Buckenham Drive

Stoke Ferry, PE33

Price £190,000

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Stoke Ferry, King's Lynn, PE33

Price £190,000



## Description

Located in the Norfolk village of Stoke Ferry, this established semi-detached home on Buckenham Drive offers a wonderful opportunity for those looking to create their ideal living space. Spanning approximately 872 square feet, the property features a welcoming entrance hall that leads into a spacious lounge, perfect for relaxation and entertaining. The kitchen provides a functional area for culinary pursuits, while the three well-proportioned bedrooms offer ample space for family or guests.

The property is complemented by a wet room, catering to modern living needs. Outside, you will find a generous garden laid to lawn, ideal for outdoor activities or simply enjoying the fresh air. The home benefits from sealed unit UPVC windows and oil-fired central heating, ensuring comfort throughout the seasons.

With ample off-street parking and a convenient carport, this residence is well-equipped for family life. Although the property requires some modernisation, it presents a blank canvas for buyers to infuse their personal style and preferences. Importantly, there is no onward chain, allowing for a smooth transition into your new home.

This delightful property is situated in a village location, providing a sense of community while still being within reach of local amenities. Whether you are a first-time buyer, a growing family, or looking to invest, this semi-detached house on Buckenham Drive is a promising prospect that should not be missed.

## Measurements

Entrance Hall

Lounge - 16' 10" x 12' 11" max

Kitchen - 13' 7" x 9' 1"

Stairs to first floor landing

Bedroom 1 - 12' 11" x 10' 1"

Bedroom 2 - 11' x 9'

Bedroom 3 - 9' 9" x 6' 6"

Wet Room - 5' 11" x 5' 7"

## Agents Note

Council Tax Band - A, Kings Lynn And West Norfolk

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.

Tel: 01842 818282

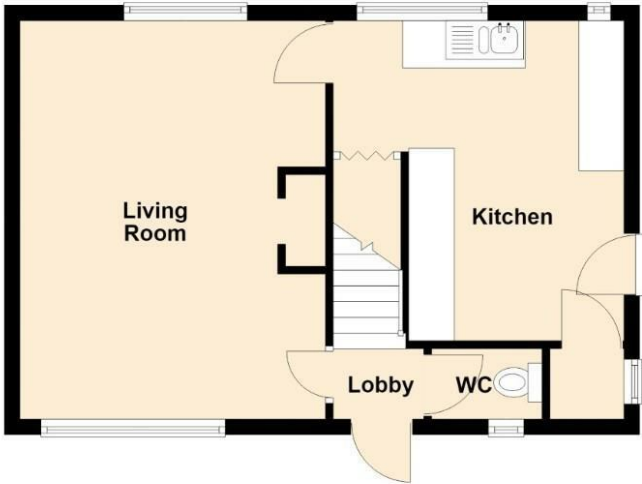
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

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

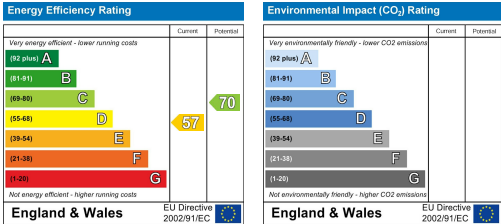


First Floor



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.