



Heath Rise, Syderstone King's Lynn PE31 8TN

welcome to

Heath Rise, Syderstone King's Lynn

Two bedroom detached bungalow, situated within a pretty Norfolk village. Boasting ample off road parking and beautiful field views to the rear. **
NO ONWARD CHAIN **



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.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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 BEDROOM
- BRICK AND FLINT FRONTAGE
- FIELD VIEWS TO REAR

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

offers in excess of

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108506 - 0004

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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