





Groveside, East Rudham King's Lynn, PE31 8RL

william
h brown

welcome to

Groveside, East Rudham King's Lynn

NO ONWARD CHAIN! Packed with potential and set in the popular village of East Rudham, this three-bedroom semi-detached home offers a garage, generous driveway and private garden. A superb opportunity to modernise and create a home tailored to your own style.













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
Door to the front and stairs to the first floor.

Lounge
13' x 12' 7" (3.96m x 3.84m)
Electric fireplace, storage radiator, carpet and window to the front.

Kitchen/Dining Room
19' 8" x 9' 9" (5.99m x 2.97m)
Two storage cupboards, fitted wall and base units, space for oven and under counter fridge, extractor, storage radiator, carpet and two windows to the rear.

Utility Room
10' 6" x 4' 6" (3.20m x 1.37m)
Window to the side.

WC
WC and window to the side.

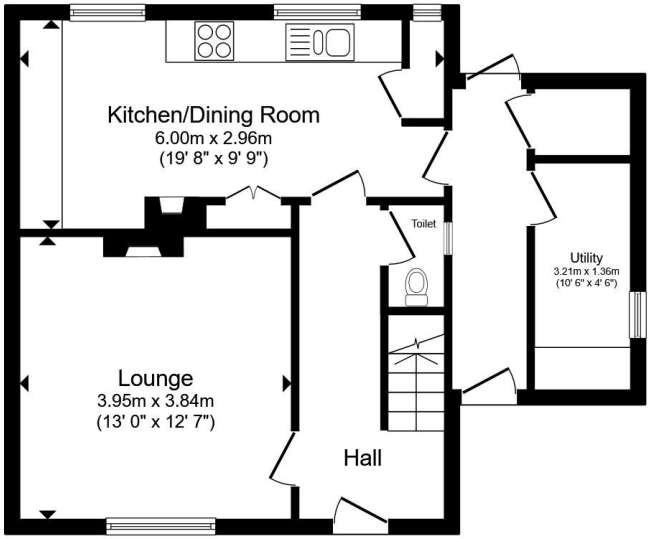
Landing
Window to the side.

Bedroom One
12' 6" x 10' 3" (3.81m x 3.12m)
Storage radiator, carpet and window to the front.

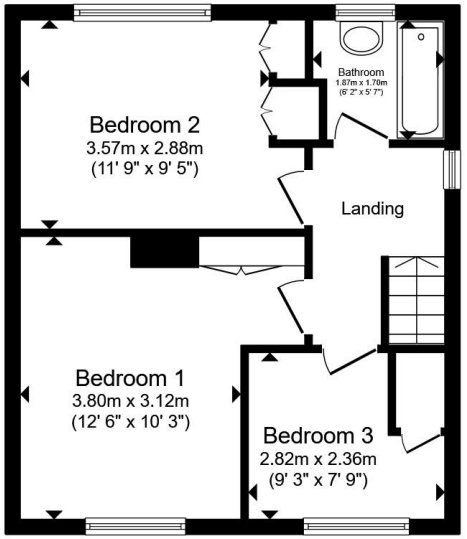
Bedroom Two
11' 9" x 9' 5" (3.58m x 2.87m)
Storage radiator, carpet and window to the rear.

Bedroom Three
9' 3" x 7' 9" (2.82m x 2.36m)
Fitted storage, carpet and window to the front.

Bathroom
Suite comprising bath, WC, wash hand basin and window to the rear.



Ground Floor



First Floor

Total floor area 95.9 m² (1,032 sq.ft.) approx

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.propertybox.io

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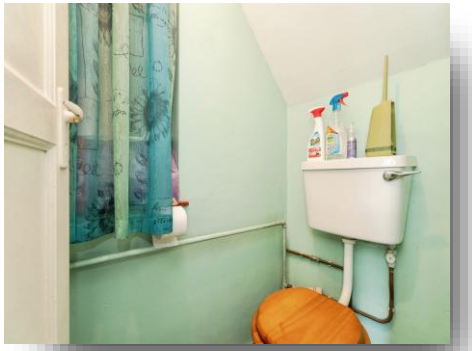
- FULLY ENCLOSED LARGE REAR GARDEN
- NEW ROOF COMPLETED
- NO ONWARD CHAIN
- THREE BEDROOMS
- GREAT POTENTIAL

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

£240,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FKM108715 - 0013

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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