

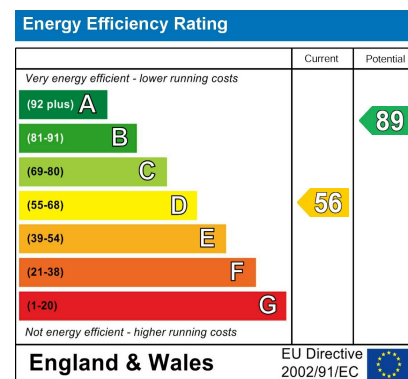


brittons
estate agents

www.brittons.net

DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the exit signposted Hunstanton on the A149. Continue along this road and at the roundabout take the 1st exit onto the A149 again towards Hunstanton. Turn right onto Station Road, at the top of the road turn left onto Lynn Road, take the 3rd right onto Church Road, left onto School Road where the property can be found on the right hand side easily identified by our For Sale board.



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.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

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.



4 The Courtyard Snettisham King's Lynn Norfolk PE31 7XA

TWO BEDROOM MID TERRACE HOUSE WITH ALLOCATED PARKING SPACE AND NO UPWARD CHAIN

Snettisham

£225,000 Freehold

01553 692828
sales@brittons.net





HALLWAY

Fitted carpet. Storage heater. Stairs to first floor.

LOUNGE

Fitted carpet. Electric heater. Understairs cupboard. French doors to garden.

17'1 x 12'2 max (5.21m x 3.71m max)

KITCHEN

Range of wall, base and drawer units with worktops over, Space for washing machine and fridge. Vinyl flooring. Window to front aspect.

8'9 x 5'11 (2.67m x 1.80m)

LANDING

Airing cupboard.

BEDROOM 1

Fitted carpet. Electric heater. Built-in wardrobe. Wash hand basin. Window to rear aspect.

12'1 x 9'11 max (3.68m x 3.02m max)

BEDROOM 2

Fitted carpet. Electric heater. Built-in wardrobes. Window to front aspect.

8'11 x 8'7 + wardrobe (2.72m x 2.62m + wardrobe)

BATHROOM

Three piece suite comprising bath with shower over, wash hand basin and w.c. Vinyl flooring. Tiled walls.

7'1 x 5'7 max (2.16m x 1.70m max)

ALLOCATED PARKING SPACE

REAR GARDEN

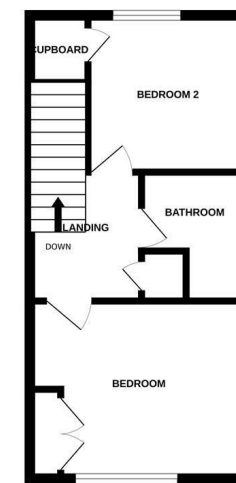
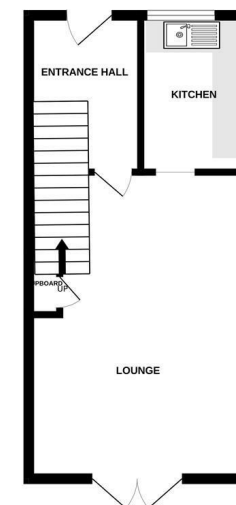
Laid to patio with gate leading to rear parking area.



We are delighted to offer this two bedroom mid terrace house with allocated parking space in the delightful village of Snettisham. The property benefits from electric storage heating and double glazing. The accommodation is arranged over two floors comprising hallway, lounge and kitchen on the ground floor with two bedrooms and bathroom on the first floor. The rear garden is laid to patio with gate leading to rear parking area. No Upward Chain. Please Note: Service fee applies to communal areas, contact our office for details.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, weights and quantities have not been taken and are approximate and no responsibility is accepted for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as the basis for any legal proceedings. The services, systems and appliances shown have not been tested and are provided as to form, operation or efficiency only. Made with Autocad 12/02/23



