



**brittons**  
estate agents

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## DIRECTIONS

From Kings Lynn south gate roundabout take the fourth exit heading towards South Lynn, at the mini roundabout take the 2nd exit, follow the road over the river, at the end of the road turn right to Clenchwarton, continue along Main Road for approx 1 mile then turn right onto Hall Road where the property can be found on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## 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.



89 Hall Road Clenchwarton King's Lynn Norfolk PE34 4AX

**TWO BEDROOM DETACHED BUNGALOW WITH GARAGE AND DRIVEWAY  
NO UPWARD CHAIN**

**Clenchwarton**

**OIEO £250,000 Freehold**

01553 692828  
[sales@brittons.net](mailto:sales@brittons.net)

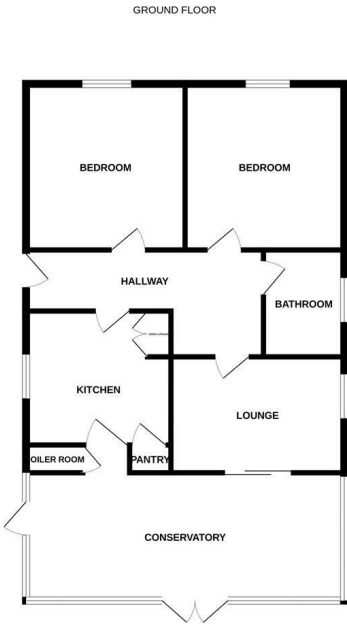






- HALLWAY**  
Wood effect flooring. Radiator. Loft access.
- LOUNGE**  
Wood effect flooring. Window to side aspect. Patio door leading to conservatory.
- KITCHEN**  
A range of wall, base and drawer units. Electric hob and oven. Built in Pantry. Airing cupboard. Wood effect flooring. Window to side aspect.
- BEDROOM 1**  
Wood effect flooring. Window to front aspect. Radiator.
- BEDROOM 2**  
Wood effect flooring. Window to front aspect. Radiator.
- BATHROOM**  
W.C. Hand wash basin with vanity unit. Corner shower enclosure with thermostatic mixer bar. Tiled flooring. Two windows to side aspect. Double radiator.
- SINGLE GARAGE**  
Up and over door.
- FRONT GARDEN**  
Gravel driveway to front and side.
- REAR GARDEN**  
Patio and lawn. Borders with shrubs. Wooden shed.

We are delighted to offer this two bedroom detached bungalow with garage and driveway. The property benefits from oil fired central heating and uPVC double glazing. The accommodation comprises hallway, lounge, kitchen, conservatory, two bedrooms and bathroom. Front garden Rear garden No Upward Chain.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, wall-to-wall, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The various rooms and properties shown here are not intended to be a guarantee of any kind. Made with Metaphor (2022) 100% 100%







