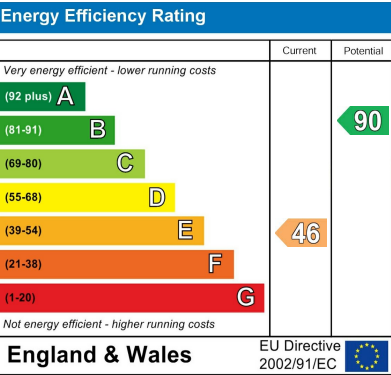


DIRECTIONS

SAT NAV: PE33 0RT



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

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TWO BEDROOM MID TERRACE COTTAGE WITH DRIVEWAY IN RURAL LOCATION

King's Lynn

£160,000 Freehold

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LOUNGE Tiled floor, feature fireplace, double radiator and a window to the front aspect.	13'5 x 11'7 (4.09m x 3.53m)
KITCHEN DINER Range of base, wall and drawer units with work top over. Stainless steel sink with drainer. Integrated oven and hob. Space for washing machine. Under stairs cupboard. Double radiator and a window to the rear aspect. Tiled floor.	15'9 max x 12'2 (4.80m max x 3.71m)
LANDING Doors to all rooms. Fitted carpet.	
BEDROOM ONE Wooden flooring, wardrobe, radiator and a window to the front aspect.	17'2 max x 9'5 (5.23m max x 2.87m)
BEDROOM TWO Fitted carpet and window to the rear aspect.	7'8 x 6'5 (2.34m x 1.96m)
BATHROOM Three piece suite comprising of a bath, hand wash basin and a W.C. Wood effect flooring and half height tiling.	6'5 x 5'6 (1.96m x 1.68m)
FRONT OF PROPERTY Mainly laid to lawn with decorative pebble and driveway parking.	
REAR GARDEN Larger than average mainly laid to lawn with trees and shrubs. Metal shed.	
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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****NO UPWARD CHAIN**** Nestled on the open tranquil setting of The Green at Tottenham, this charming mid-terrace cottage offers a delightful blend of character and modern living. Built in 1800's, this cottage boasts a unique feature fireplace and a terracotta quarry tiled floor in the lounge, which adds a touch of warmth and charm to the home. The spacious kitchen diner is perfect for family meals and entertaining guests, providing ample space for dining and socialising. With two bedrooms, this home is ideal for small families or couples seeking a peaceful retreat. The bathroom is conveniently located, ensuring comfort and practicality. One of the standout features of this property is the larger than average garden, which offers potential of a wonderful outdoor space for relaxation and recreation. The property provides stunning field views of the Tottenham Green, allowing you to enjoy the beauty of the surrounding countryside right from your doorstep. Additionally, the property benefits from driveway parking, making it easy for you and your guests to come and go. Situated in a rural location, this home offers a serene lifestyle while still being within reach of local amenities and transport links. If you are looking for a property that combines character, comfort, and a picturesque setting, this charming cottage is not one to be missed.

