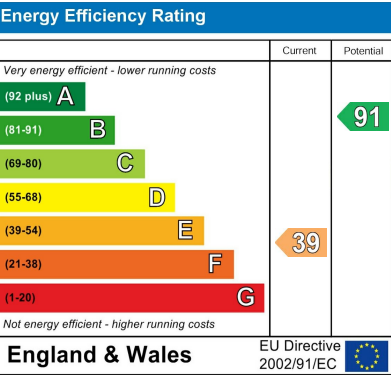


DIRECTIONS

SAT NAV: PE34 4QU



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.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

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"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

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3, Victory Lane Tilney St. Lawrence King's Lynn PE34 4QU

COSY TWO BEDROOM END OF TERRACE COTTAGE IN VILLAGE
LOCATION

King's Lynn

£150,000 Freehold

01553 692828
sales@brittons.net





KITCHEN Wood effect flooring with a range of base, wall and drawer units with worktop over. One and a half bowl sink, integrated hob and oven and space for dishwasher. Window to the side aspect and stairs to the first floor.	13'6 x 9'0 (4.11m x 2.74m)
LOUNGE Wood effect flooring, front door opening into the lounge. Fireplace with a burner inset. Window to the front aspect. Electric radiator.	13'5 x 11'0 (4.09m x 3.35m)
UTILITY / REAR HALL Tiled floor, plumbing for washing machine, electric heater, door to side aspect leading into rear garden. Door to shower room.	5'5 x 4'6 (1.65m x 1.37m)
SHOWER ROOM Three piece suite comprising of a double walk-in enclosure with thermostatic mixer bar, hand wash basin inset a vanity unit, W.C and window to rear aspect with an electric heater.	6'9 x 5'4 (2.06m x 1.63m)
LANDING Fitted carpet	
BEDROOM ONE Fitted carpet, loft access, electric heater and window to front aspect.	13'5 x 12'1 (4.09m x 3.68m)
BEDROOM TWO Fitted carpet, electric heater and window to rear aspect.	10'2 x 9'0 (3.10m x 2.74m)

REAR GARDEN
Enclosed with a patio area. lawn and borders with trees and shrubs. Shingle area to the rear with timber shed.

FRONT GARDEN
Benefits a paved area. Access to the side via a wooden gate.

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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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Nestled in the quiet village of Tilney St. Lawrence, this end-terraced cottage on Victory Lane offers a perfect blend of comfort and potential. With two bedrooms and a well-appointed shower room, this homely abode is ideal for those seeking a tranquil lifestyle. The spacious reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. Large windows in the bedrooms flood the space with natural light, creating a bright and airy feel throughout the property. The cottage features a practical utility area, adding to its functionality and convenience. While the property would benefit from some maintenance, it presents an excellent opportunity for buyers to personalise and enhance their new home. The enclosed rear garden offers a private outdoor space, perfect for enjoying the fresh air or hosting summer gatherings. Located in a quiet village, residents will appreciate the close proximity to essential transport links, local shops, and the primary school, making it an ideal choice for families or those looking to downsize. This cosy cottage is a wonderful opportunity to embrace village life while still being within easy reach of the amenities of King's Lynn. Whether you are a first-time buyer or seeking a peaceful retreat, this property is sure to capture your heart.

