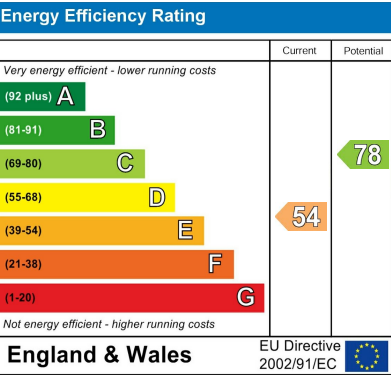


DIRECTIONS

Sat Nav: PE34 4QZ



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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73b School Road Tilney St. Lawrence King's Lynn Norfolk PE34 4QZ

MID TERRACE TWO BEDROOM HOUSE WITH FIELD VIEWS AND
PARKING AREA

King's Lynn

£155,000 Freehold

01553 692828
sales@brittons.net





KITCHEN Range of wall base and drawer units with worktop over. Electric heater with a window to the front aspect and tiled flooring.	11'4 x 6'1 (3.45m x 1.85m)
LOUNGE Fitted carpet, electric heater, French doors leading to the rear garden with a window to the rear and the stairs to the first floor.	16'2 x 11'4 (4.93m x 3.45m)
LANDING Fitted carpet and loft access.	
BEDROOM ONE Fitted carpet with a storage cupboard and airing cupboard. Electric radiator. Window to the rear aspect with lovely field views	11'2 x 8'1 (3.40m x 2.46m)
BEDROOM TWO Fitted carpet, electric radiator and window to the front aspect.	11'3 x 6'5 (3.43m x 1.96m)
BATHROOM Three piece suite comprising of W.C, hand wash basin and bath with a shower attachment on the taps. Vinyl flooring. Window to the front aspect, heated towel rail and extractor fan	8'1 x 4'7 (2.46m x 1.40m)

FRONT GARDEN
Mainly laid to lawn with hedging to the side and a pathway to the front door and storm porch above the front door.

REAR GARDEN
Paved patio area, mainly laid to lawn enclosed by wooden fencing. Timber shed. Gate to the side leading to the parking area for two cars.

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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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Situated in the charming village of Tilney St. Lawrence, this delightful mid-terrace house on School Road offers a perfect blend of comfort and modern living. The property has been well presented and maintained, making it an ideal choice for first-time buyers or those looking to downsize. The spacious layout is perfect for both relaxation and entertaining. The lounge features elegant French doors that open directly into the expansive garden, allowing for a seamless transition between indoor and outdoor living. The property boasts two generously sized bedrooms, providing ample space for rest and personalisation. The well-appointed bathroom caters to all your needs, ensuring convenience and comfort. One of the standout features of this home is the spacious garden, which is perfect for outdoor activities, gardening, or simply enjoying the fresh air. The garden offers a wonderful space for family gatherings or quiet evenings under the stars. Located in a popular area, this property benefits from a sense of community while still being within easy reach of local amenities and transport links. Whether you are looking to enjoy the peaceful countryside or explore the nearby town of King's Lynn, this home is ideally situated to offer the best of both worlds. In summary, this well-presented mid-terrace house on School Road is a fantastic opportunity for those seeking a comfortable and inviting home in a desirable location. With its spacious garden, field views, and modern features, it is sure to impress.



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this document. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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