

DIRECTIONS

SAT NAV: PE33 9ES

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

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.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"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.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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Old Forge Cottage Marham Road Fincham, King's Lynn PE33 9ES

THREE BEDROOM END OF TERRACE CHARACTER COTTAGE WITH
GARAGE SET IN A SOUGHT AFTER AREA

Fincham, King's Lynn

£325,000 Freehold

01553 692828
sales@brittons.net





FINCHAM Set within the sought-after village of Fincham, the property enjoys a peaceful rural setting surrounded by the beauty of the Norfolk countryside. The village offers a charming historic character, local pub and community facilities, while nearby Downham Market, Swaffham and King's Lynn provide an excellent choice of shops, supermarkets, schools, dining and leisure facilities. With countryside on the doorstep and convenient access to major road and rail links, Fincham offers an enviable balance of village tranquility and everyday convenience.	
ENTRANCE HALL	
LOUNGE Lounge: 19'06" x 12'06".	19'06 x 12'06 (5.94m x 3.81m)
DINING ROOM	13'10 x 8'08 (4.22m x 2.64m)
KITCHEN	13'11 x 8'08 (4.24m x 2.64m)
BEDROOM ONE	14'00 x 9'05 (4.27m x 2.87m)
BEDROOM TWO	13'10 x 8'08 (4.22m x 2.64m)
BEDROOM THREE	12'08 x 9'06 (3.86m x 2.90m)
FAMILY SHOWER Airing cupboard and shower with body jets.	13'09 x 8'07 (4.19m x 2.62m)
STORM PORCH Utility Cupboard, door to garage and door to front.	
GARAGE Up and over door, door to side.	177 x 9'09 (5.36m x 2.97m)
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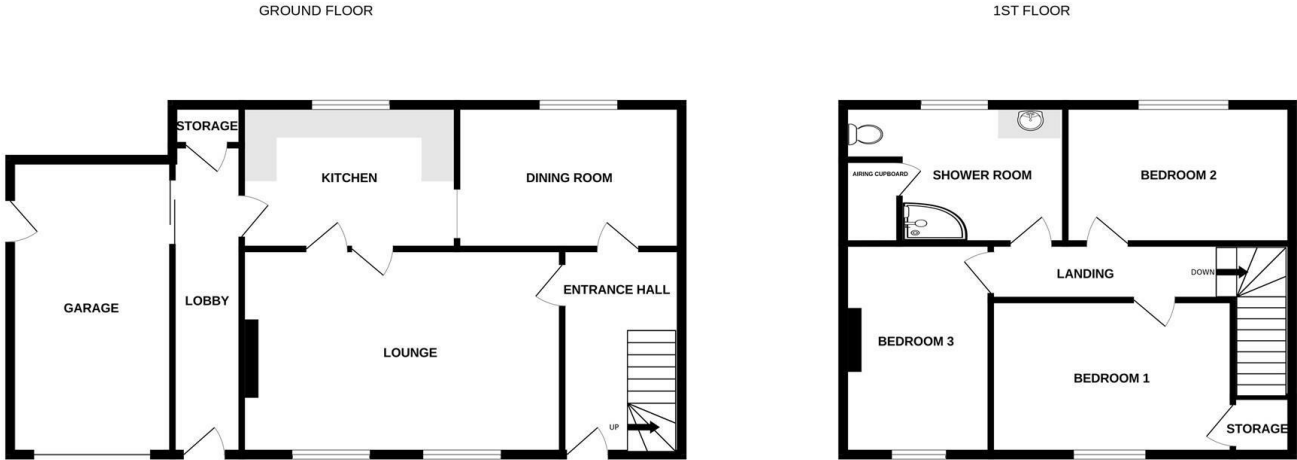
MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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Situated on Marham Road in the charming village of Fincham, King's Lynn, this delightful end-terraced cottage exudes traditional character and warmth. With three well-proportioned bedrooms, this home is perfect for families or those seeking a peaceful retreat. As you enter, you are welcomed into two inviting reception rooms, including a cosy lounge featuring a lovely brick fireplace, ideal for those chilly evenings. The dining room provides a perfect space for family meals or entertaining friends. The kitchen boasts a large window that floods the space with natural light, creating a bright and airy atmosphere. The property includes a well equipped shower room, complete with a corner shower enclosure with full body jets, ensuring a refreshing start to your day. Additionally, a walk-in airing cupboard offers ample storage, adding to the practicality of this charming home. Outside, the cottage-style garden is a delightful retreat, featuring decorative shingle, borders, and trees that enhance the tranquil setting. This outdoor space is perfect for enjoying the fresh air or tending to your plants. This property combines the best of traditional charm with modern comforts, making it an ideal choice for anyone looking to settle in a picturesque village. Don't miss the opportunity to make this lovely cottage your new home.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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