



Aroona, Hill Road, King's Lynn, PE30 3AW

22580



*** Detached Bungalow * Three Bedrooms * South Facing Garden *
* Attached Garage * Popular Location * Gas Central heating ***

£239,995



ESTATE AGENTS

17 High Street, King's Lynn, Norfolk PE30 1BP | Tel: 01553 768187 | Fax: 01553 767971

Russen & Turner is the trading name of Russen and Turner Ltd
A company registered in England & Wales. Company No. 4899005
Registered Office: 11 King Street, King's Lynn, Norfolk PE30 1ET

BRIEF DESCRIPTION:

Russen & Turner are excited to offer to the market this detached, three bedroom bungalow set just off of the ever popular Wootton Road. The bungalow offers flexible accommodation which briefly compromises; Entrance hallway, dual aspect living room, kitchen/diner, three well proportioned bedrooms, the current owner uses one of the bedrooms as an additional reception room, conservatory, and family bathroom with three piece suite.

Outside to the front of the property is off-road parking for several vehicles and access to the attached, single garage with up and over door (subject to relevant planning permissions this could be converted to add additional living space). The low maintenance, south facing rear garden has a patio area, flower beds and shrubs.

The home has double glazing and gas central heating.

Council Tax Band: C.

EPC RATING: D

TO VIEW THIS PROPERTY:

If you wish to view this property please call the office so that we can make a mutually convenient appointment for you.

HOW TO GET THERE:

Proceed out of the town heading along Gaywood Road. Continue past the Gaywood Clock onto Wootton Road. Follow Wootton Road and take the left hand turning signposted for Hill Road. Once on Hill Road the property is the first bungalow on the left hand side.

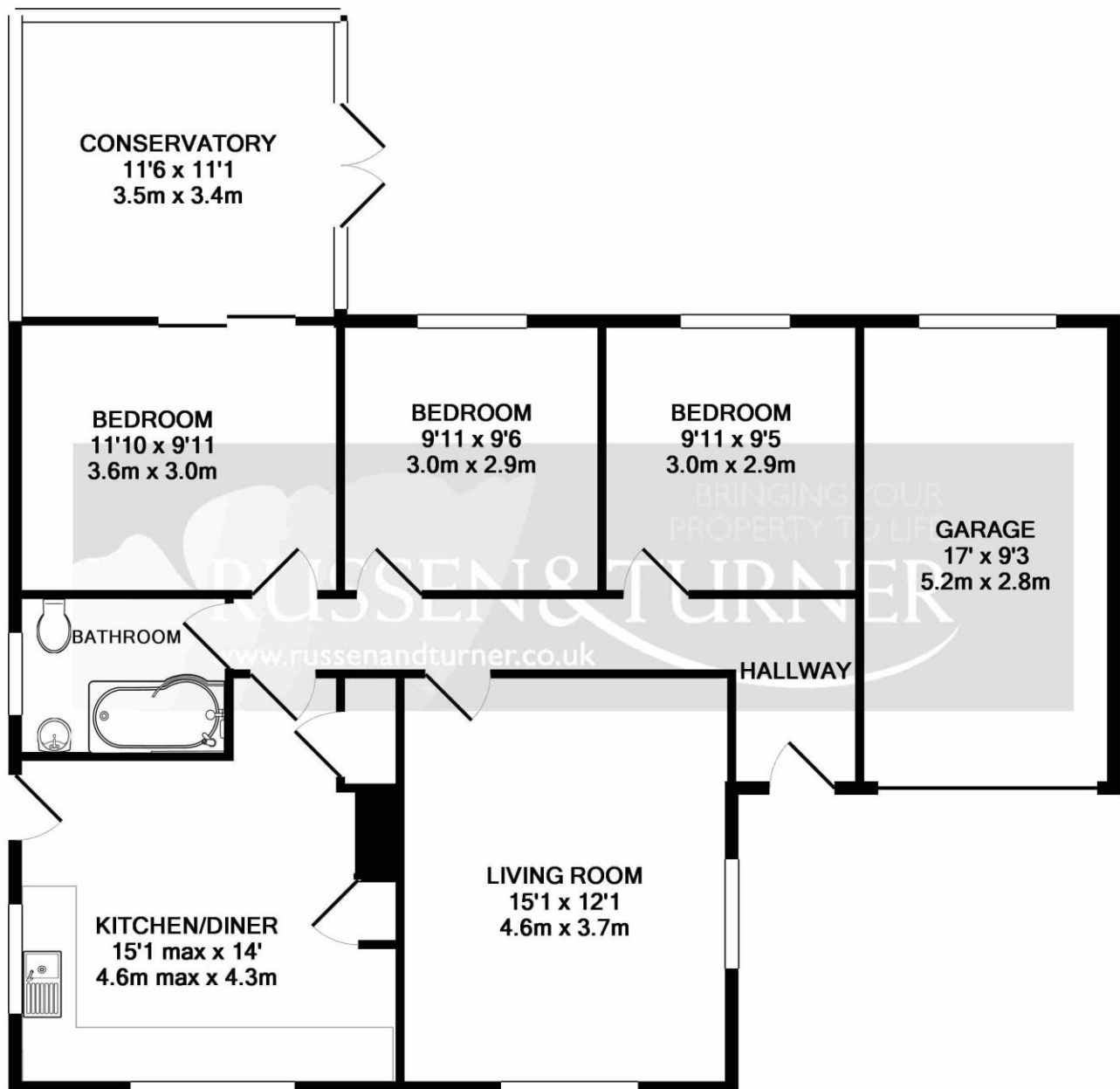
LOCATION:

King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under conservation area and there are many listed buildings (please be aware of this). The town is situated approximately 45 miles from Norwich City centre, approximately 105 miles from London and approximately 16 miles from the coastal town of Hunstanton.

HOW WE CAN HELP:

If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.





TOTAL APPROX. FLOOR AREA 1090 SQ.FT. (101.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2018



This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of these particulars and the floorplan contained here, which are thought to be materially correct, though their accuracy is not guaranteed and they do not form any part of any contract, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. None of the appliances mentioned in the details have been tested and we cannot therefore guarantee their condition, operability or working order.

Plan made with Metropix ©2014

Please note that Russen & Turner are committed to following the guidelines set out by the EU's Second Money Laundering Directive which was laid out before parliament at the end of November 2003, the regulations apply from 1st of March 2004. This involves offences under the Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001) and the Proceeds of Crime Act 2002.