

## DIRECTIONS

From King's Lynn town centre travel along John Kennedy Road, turn left onto Estuary Road, turn right to stay on Estuary Road where the property can be found on the left hand side easily identified by our For Sale board.

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	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	55

## 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.



Estuary Bungalow Estuary Road King's Lynn Norfolk PE30 2HJ

**TWO BEDROOM DETACHED BUNGALOW WITH GARAGE AND DRIVEWAY**

**King's Lynn**

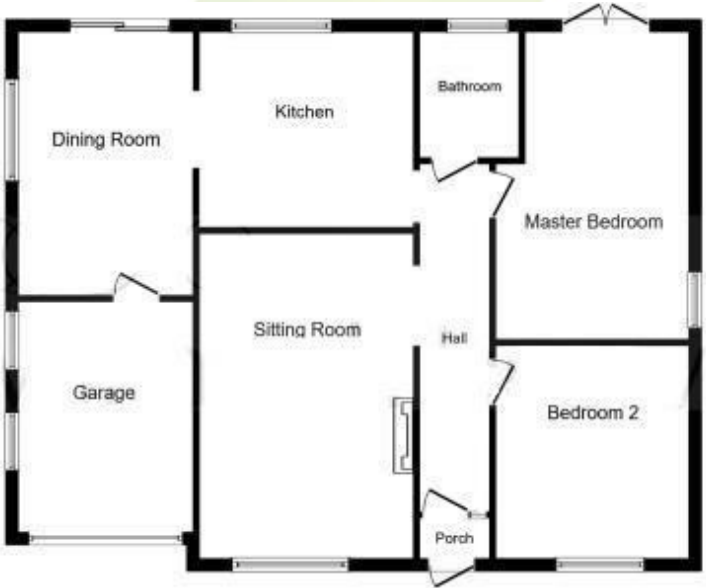
**£225,000 Freehold**





PORCH	
LOUNGE	18'3 x 11'4 max (5.56m x 3.45m max)
DINING AREA	14'0 x 8'11 (4.27m x 2.72m)
KITCHEN	11'9 x 10'11 (3.58m x 3.33m)
BEDROOM 1	17'2 max x 10'10 max (5.23m max x 3.30m max)
With patio doors to garden	
BEDROOM 2	12'0 x 10'10 (3.66m x 3.30m)
BATHROOM	6'9 x 5'7 (2.06m x 1.70m)
FRONT GARDEN	
Low maintenance with driveway, various shrubs and trees	
REAR GARDEN	
Laid to lawn with various shrubs, borders, timber decking, swiss style wooden outbuilding and field views	
GARAGE	

We are proud to offer this beautifully renovated TWO BEDROOM DETACHED BUNGALOW with garage and driveway. Situated on a generous plot in a cul de sac with uninterrupted views from the garden over the countryside. The property benefits from oil fired central heating and uPVC double glazing. The accommodation comprises porch, hall, lounge, dining area, kitchen, two bedrooms and bathroom. Outside offers low maintenance front garden with various shrubs/trees and driveway, the rear garden is laid to lawn with mature shrubs and borders, timber decking and ballustrade . Swiss style wooden outbuilding. Field views to the rear.



Floor Plan







