

DIRECTIONS

From King's Lynn proceed to the Hardwick roundabout take the A10 to West Winch. After entering the village the property can be found on the right 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	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	48

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.



22 West Winch Road North Runcton King's Lynn Norfolk PE33 0ND

**TWO BEDROOM DETACHED BUNGALOW WITH SHINGLE DRIVEWAY
NO UPWARD CHAIN**

North Runcton

£220,000 Freehold



- HALLWAY**
Radiator. Loft access.

15'0 x 8'5 max (4.57m x 2.57m max)
- LOUNGE**
Radiator. Window to front aspect.

13'9 x 11'11 (4.19m x 3.63m)
- KITCHEN/DINER**
Base and drawer units. Space for washing machine. Radiator. Two windows to rear aspect. One window to side aspect.

16'10 max x 12'0 max (5.13m max x 3.66m max)
- BEDROOM 1**
Radiator. Window to front aspect.

12'0 x 11'5 (3.66m x 3.48m)
- BEDROOM 2**
Radiator. Window to rear aspect.

10'11 x 8'7 (3.33m x 2.62m)
- BATHROOM**
Three piece suite comprising bath with shower taps, wash hand basin and w.c. Radiator. Window to side aspect.

6'10 x 5'2 (2.08m x 1.57m)
- FRONT GARDEN**
Laid to lawn with flower beds and shrubs. Shingle driveway.
- REAR GARDEN**
Mainly laid to lawn with patio area. Greenhouse. Three brick sheds.

We are delighted to offer this two bedroom detached bungalow with shingle driveway. The property benefits from gas central heating and double glazed windows and rear door. The accommodation comprises hallway, lounge, kitchen/diner, two bedrooms and bathroom. The front garden is laid to lawn with shrubs and flower beds and shingle driveway with parking for several cars. The rear garden is mainly laid to lawn with patio area, greenhouse and three brick sheds. No Upward Chain.





