

DIRECTIONS

From Kings Lynn travel out along the A47 (signposted Wisbech) and then onto the A17 (signposted Sleaford) after approx 5 miles turn right onto German Lane. Continue along and turn left onto Sutton Road where the property can be found on the right hand side.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E	37		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.



36 Sutton Road Walpole Cross Keys Norfolk PE34 4HD

CHARMING TWO BEDROOM MID TERRACE COTTAGE WITH DOUBLE GARAGE AND PARKING

Walpole Cross Keys

£160,000 Freehold



LOUNGE/DINER

Fitted carpet. Log burner. Radiator. Stairs to first floor. Window to front aspect.

20'1 x 11'2 (6.12m x 3.40m)

KITCHEN

Range of wall, base and drawer units. Double radiator. Space for slimline dishwasher and cooker. Window to conservatory/utility.

9'11 x 5'11 (3.02m x 1.80m)

CONSERVATORY/UTILITY

Space and plumbing for washing machine. Door to rear.

13'9 x 4'1 (4.19m x 1.24m)

BEDROOM 1

Storage cupboard. Radiator. Window to front aspect.

11'11 x 8'0 (3.63m x 2.44m)

BEDROOM 2

Window to rear aspect.

7'11 x 7'9 (2.41m x 2.36m)

BATHROOM

Three piece suite comprising roll top bath with shower over, wash hand basin and w.c. Fully tiled. Window to side aspect.

9'11 x 6'0 (3.02m x 1.83m)

DOUBLE GARAGE

FRONT GARDEN

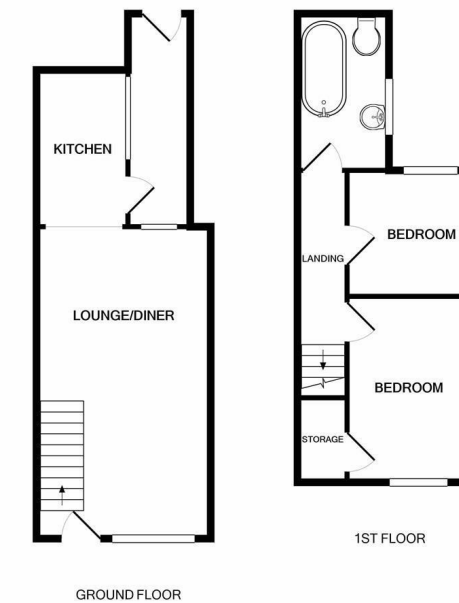
Laid to gravel with storm porch.

REAR GARDEN

Laid to artificial grass with patio and field views.



We are delighted to offer this charming two bedroom mid terrace cottage with double garage and parking. The property benefits from LPG central heating and uPVC double glazing. The property benefits from lounge/diner with beams to ceiling and log burner, kitchen and conservatory on the ground floor with two bedrooms and bathroom with roll top bath on the first floor. Outside offers front and rear gardens.



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.
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