

DIRECTIONS

SAT NAV: PE33 0TG

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D	64		
(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.



brittons
estate agents

www.brittons.net



16B Thomas Close Watlington King's Lynn PE33 0TG

**ONE BEDROOM SEMI DETACHED BUNGALOW WITH DRIVEWAY
PARKING IN VILLAGE LOCATION**

King's Lynn

£170,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE PORCH

HALLWAY

Doors to all rooms, fitted carpet, radiator and a storage cupboard.

OPEN PLAN KITCHEN / LIVING AREA

16'1 x 9'2 (4.90m x 2.79m)

Range of wall base and drawer units, a composite sink and drainer, electric oven, induction hob with cooker hood over. Integrated fridge and integrated washing machine. Windows to the side aspect. Radiator. French doors leading to the conservatory.

CONSERVATORY

11'5 x 9'7 (3.48m x 2.92m)

Fully insulated conservatory with windows to the sides & rear. Radiator. Fitted blinds. French doors leading out to the rear garden.

BEDROOM

10'4 x 10'3 (3.15m x 3.12m)

Fitted carpet, window to the front aspect. Radiator.

BATHROOM

Three piece suite comprising of W.C, wash hand basin set within vanity unit, and a bath with mixer taps and shower over. Extractor fan & heated towel rail. Window to the rear aspect.

FRONT AND REAR GARDENS

To the front of the property, there is a landscaped garden which is mainly laid to slate, alongside various shrubs, raised beds and borders. The driveway to the side of the property provides off road parking for multiple vehicles. The rear garden is fully enclosed and is mainly laid to lawn alongside various plants & shrubs, and a single garage

IMPORTANT INFORMATION

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: 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.

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.

Nestled in the charming area of Thomas Close, Watlington, this beautifully presented semi-detached bungalow is an ideal opportunity for first-time buyers or those looking to downsize to a single level. The property boasts a delightful blend of comfort and practicality. The open plan kitchen and living area create a warm and welcoming atmosphere, perfect for modern living. Additionally, the fully insulated conservatory extends the living space, allowing for year-round enjoyment of the garden views. The bungalow features one well-proportioned bedroom, providing a peaceful retreat at the end of the day. The bathroom is conveniently located, ensuring ease of access. Outside, the property is complemented by well-maintained front and rear gardens, offering a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. For added convenience, the property includes driveway parking and a single garage, making it easy to accommodate vehicles and storage needs. With no upward chain, this home is ready for you to move in and make it your own. In summary, this semi-detached bungalow on Thomas Close presents a wonderful opportunity for comfortable living in a desirable location.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, weights and other such data are approximate and no responsibility is taken for any misstatement or omission in the statement. This plan is for illustrative purposes only and should be used as such by the intending purchaser. The views depicted are not guaranteed to be exact and are subject to change. Made with MetreX (2022) 1/27/2022



