





Goose Green Road, Snettisham King's Lynn PE31 7PW

william h brown

Welcome to

Goose Green Road, Snettisham King's Lynn

Situated in the popular coastal village of Snettisham, this attractive semi-detached bungalow is presented to a high standard and is offered for sale with no onward chain. The spacious accommodation comprises an entrance porch leading into an entrance hall, lounge, fitted kitchen, two double bedrooms and a bathroom. Outside, there is a gravel driveway providing off-road parking to the front, while a gated passageway leads to the rear garden. The garden has a patio area and a raised, low-maintenance garden, together with a gazebo currently sheltering a hot tub, which is available by separate negotiation. A garden shed provides useful additional storage. Viewing is highly recommended to fully appreciate the accommodation and condition on offer. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



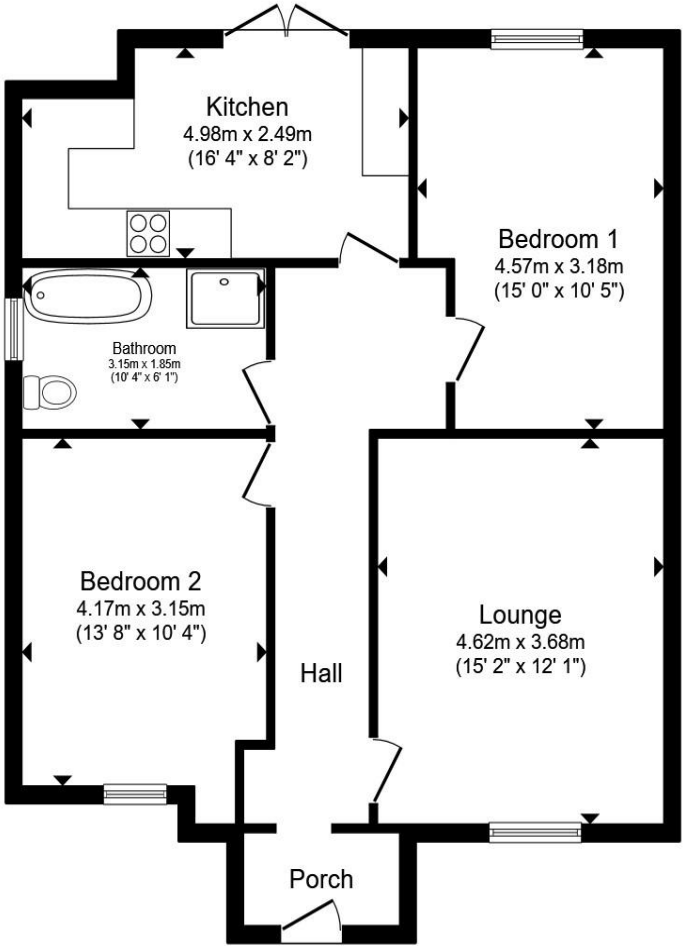












Total floor area 77.3 m² (832 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Porch

Hallway

Kitchen

Lounge

Bedroom One

Bedroom Two

Bathroom

Agents Note:

'The current Council Tax band for this property is advertised as 'DELETED'. The whole property is currently registered for business rates. Upon completion you will be able to apply for a Council Tax band. You can make initial enquiries with the local authority'

Welcome to

Goose Green Road, Snettisham King's Lynn

- Semi-detached bungalow
- Popular coastal village of Snettisham
- No onward chain
- Presented to a high standard
- Two double bedrooms
- Spacious lounge and fitted kitchen
- Low-maintenance rear garden with patio
- Driveway, gazebo and garden shed

Tenure: Freehold EPC Rating: D
Council Tax Band: Deleted

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107262

The Property Ombudsman

Property Ref:
HUN107262 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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