

DIRECTIONS

From the Brittons office in Dersingham, turn left onto Hunstanton Road/Lynn Road, B1440. Continue to the traffic lights and turn right into Chapel Road. Continue along the road until you get to the Coach and Horses public house. 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		79	81
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		68	70
(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	

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.



Flat 1 Manor Road Dersingham King's Lynn Norfolk PE31 6LN

TWO BEDROOM GROUND FLOOR FLAT WITH ALLOCATED PARKING

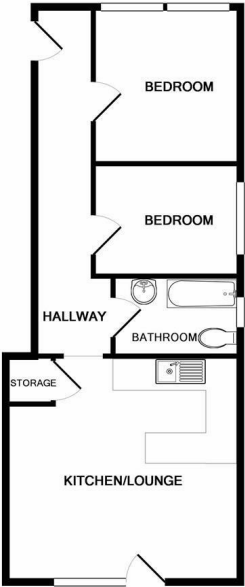
Dersingham

£132,500 Freehold



HALLWAY	23'0" x 2'11" (7.01m x 0.89m)
LOUNGE / KITCHEN A selection of wall and base units, under counter oven, hob and extractor fan.	15'0" x 14'4" (4.57m x 4.37m)
BEDROOM ONE	10'0" x 9'5" (3.05m x 2.87m)
BEDROOM TWO	9'4" x 7'2" (2.84m x 2.18m)
BATHROOM Three piece suite comprising of bath, wash hand basin and w.c.	8'2" x 5'1" (2.49m x 1.55m)
AGENTS NOTE The photograph is a general view, as the flat for sale is the ground floor unit on the left hand side, viewed from the front.	

No Upward Chain, this ground floor apartment situated in this popular village of Dersingham, close to all the amenities, including Thaxters Garden Center, Boots pharmacy, Spar & Co-Op food store plus doctors, dentist and library. The apartment comprises of the following accommodation, open plan lounge/kitchen, 2 bedrooms and bathroom. There allocated parking to the rear along with open views from the lounge.



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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