



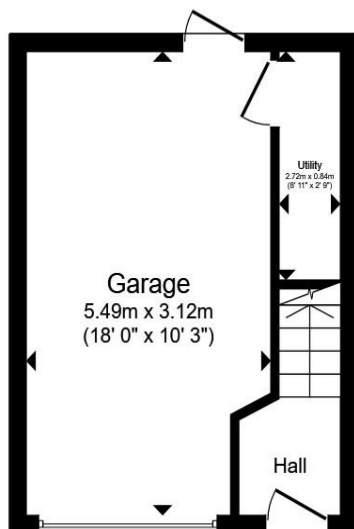
Tapping Close, Snettisham King's Lynn PE31 7FF

Welcome to

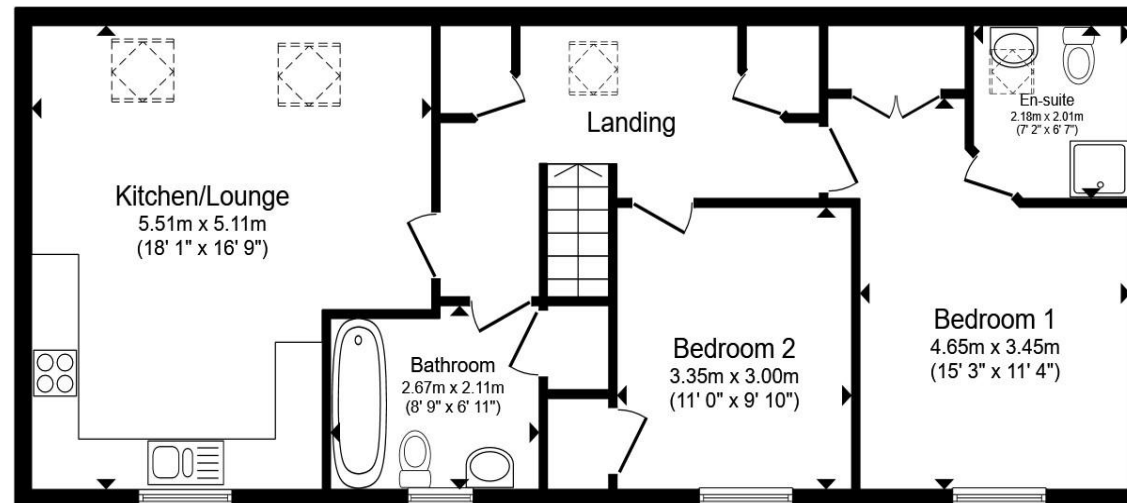
Tapping Close, Snettisham King's Lynn

A modern and well presented two bedroom coach house, positioned at the entrance of a contemporary development in the sought after village of Snettisham. Enjoying easy walking distance to village amenities, this property also benefits from its own private garden and a garage being an increasingly rare combination. A personal front door leads to a private staircase rising to a generous landing, where the accommodation opens into a bright open plan kitchen/lounge, creating an ideal space for everyday living and entertaining. There are two double bedrooms, including Bedroom 1 with its own en-suite, along with a well appointed main bathroom. The property is offered on a 125 year lease from 2017, with a current ground rent of £140 per year and a service charge of £608.06 annually. With its modern layout, excellent position and low maintenance appeal, this makes a superb home or investment opportunity in a thriving coastal village. 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.





Ground Floor



First Floor

Kitchen / Lounge

Kitchen Area

12' 2" x 7' 1" (3.71m x 2.16m)

Bedroom One

15' 3" max plus wardrobe x 11' 4" (4.65m max plus wardrobe x 3.45m)

Bedroom Two

11' x 9' (3.35m x 2.74m)

Bathroom

Garage

En- Suite

Total floor area 99.4 m² (1,069 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

Welcome to

Tapping Close, Snettisham King's Lynn

- Modern 2 bedroom coach house
- Popular Snettisham location
- Walking distance to village amenities
- Private garden and garage
- Open-plan kitchen/lounge
- Bedroom 1 with en-suite & Separate bathroom
- 125 year lease from 2017
- Ground rent: £140 per annum & Service charge. £608.06 per annum

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 608.06

Ground Rent: 140.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN106922



Property Ref:
HUN106922 - 0018

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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