





The Green, Hunstanton Road, Dersingham King's Lynn PE31 6RG

william h brown

Welcome to

The Green Hunstanton Road, Dersingham King's Lynn

Dersingham is a highly regarded village situated on the edge of the Royal Sandringham Estate and provides a good range of everyday amenities, including shops, cafés, public houses, schools and local services. The village also offers excellent access to the beautiful North Norfolk coastline, with the beaches and attractions of Hunstanton, Heacham and Snettisham all within easy reach. The maisonette offers approximately 867 sq ft of versatile accommodation arranged across the first and second floors. The spacious lounge/dining room provides a comfortable central living space, with the kitchen conveniently adjoining. Two bedrooms are complemented by both a shower room and an en-suite bathroom, while useful additional storage is located on the second floor. For those looking to enjoy village life with the coast and countryside close at hand, this property provides a convenient base for everyday living, exploring the surrounding area or enjoying the many attractions of West Norfolk. 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.







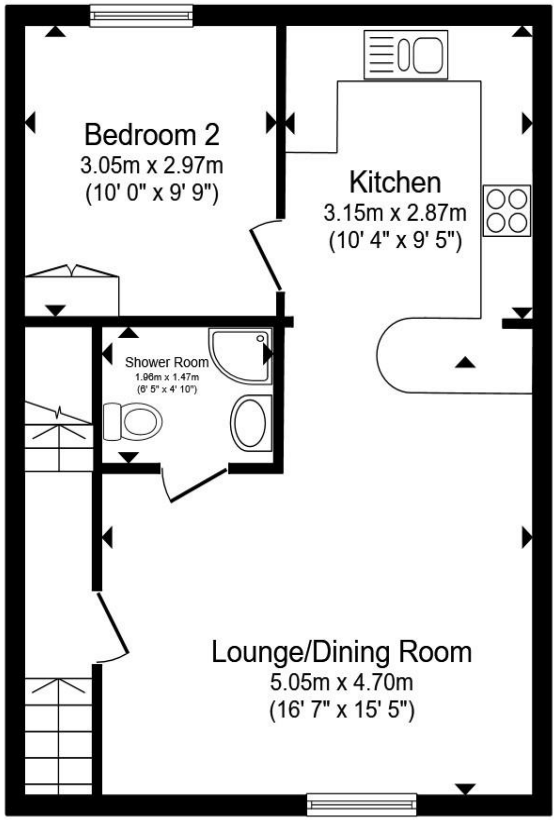




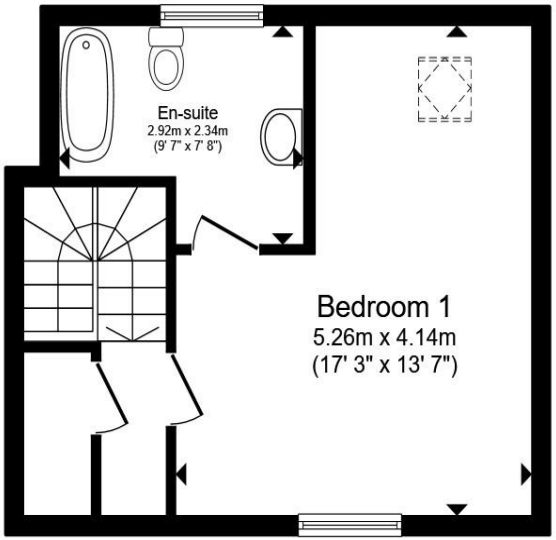




Ground Floor



First Floor



Second Floor

Total floor area 80.6 m² (867 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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Entrance Hall

Lounge / Dining Room

Kitchen

Bedroom Two

Shower Room

Second Floor

Bedroom One

En-Suite Bathroom

Agents Note:

'Heating to the property is served by Electric. Please contact the branch for more details'

Welcome to

The Green Hunstanton Road, Dersingham King's Lynn

- Spacious maisonette apartment
- Approximately 867 sq ft
- Heart of Dersingham village
- Accommodation arranged over two floors
- Generous lounge/dining room
- Two double bedrooms
- En-suite to principal bedroom
- Useful second-floor storage

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: 263.88
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£225,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107295

The Property Ombudsman

Property Ref:
HUN107295 - 0003

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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