



NEWSON & BUCK

ESTATE AGENTS



## 14 Marsh Side, Brancaster, King's Lynn, Norfolk PE31 8AD £240,000

A very well presented two bedroom mid-terrace cottage situated in the highly desirable location of Brancaster. The property offers kitchen, w/c, dining room, lounge, two bedrooms and shower room. The property further benefits from double glazed windows, oil fired central heating and a separate additional garden with parking for numerous vehicles.

## Kitchen

7'11" x 6'11" (2.41m x 2.11m) Double glazed door and window to side, fitted kitchen with sink and space for oven and fridge, access to loft and vinyl flooring.

## W/c

4'11" x 6'11" (1.50m x 2.11m) Double glazed window to front, low flush w/c, wash hand basin, oil fired boiler, radiator and vinyl flooring.

## Dining Room

11'11" x 15'0" (3.63m x 4.57m) Double glazed window to front, understair cupboard, storage cupboard, wood burning stove, radiator and tiled flooring.

## Lounge

11'11" x 11'6" (3.63m x 3.51m) Double glazed window to rear with radiator and wooden flooring.

## Hallway

Double glazed door to rear, radiator and fitted carpet.

## Bedroom One

12'0" x 11'8" (3.66m x 3.56m) Double glazed window to rear, radiator, two storage cupboards and fitted carpet.

## Bedroom Two

11'11" x 7'11" (3.63m x 2.41m) Double glazed window to front, radiator and fitted carpet.

## Shower Room

8'10" x 6'8" (2.69m x 2.03m) Double glazed window to rear, shower enclosure with electric shower, low flush w/c, wash hand basin, towel radiator and tiled flooring.

## Garden

To the front of the property is an enclosed shingled area with the oil tank, to the rear of the property is another small shingles area.

The property benefits from an additional piece of land which is located to the front of the property, this is laid to lawn with mature trees and shrubs and has parking for numerous vehicles.

## Location

Brancaster is one of the most sought after coastal villages along the North Norfolk coast situated approximately halfway between Hunstanton and Wells-next-the-Sea and only a short drive from the pretty village of Burnham Market with its excellent range of upmarket food, gift and clothes shops alongside art galleries and smart hotels and restaurants.

## EPC Rating: E

## Council Tax Band: B

## Agent Note

Please note that there is a restrictive Covenant on this property, which states that it may only be sold to a purchaser who has been resident in and/or worked in Norfolk for the 3 years prior to purchase.



Whilst every effort has been made to ensure the accuracy of the fixtures & fittings listed, measurements, floor areas and descriptions are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The fixtures & fittings, floor areas and descriptions are given in good faith and are intended to give a general impression of the property. No responsibility is accepted for any inaccuracies. All dimensions are approximate and no responsibility is accepted for any inaccuracies.