

LANDLES



16 Field Road | Gaywood | King's Lynn



The 3 bedroom semi-detached house in a most convenient location close to local primary & secondary schools, shopping facilities and Queen Elizabeth Hospital. Generous sized plot.

No Onward Chain.

Purchase Price £260,000

Folio: F/238ss

e: info@landles.co.uk

t: 01553 772816

www.landles.co.uk



- Entrance Hall
- Living / Dining Room
- Kitchen
- Downstairs WC
- 3 Bedrooms



- Bathroom
- Generous Rear Garden
- Front Garden
- Gas Fired Rad CH
- No Onward Chain

16 Field Road is a semi-detached 3 bedroom house situated on a no through road within walking distance of local amenities and schools. Coming to the market for the first time in many years and now considered ready for general modernisation, the property benefits from an extensive rear garden, gas fired radiator central heating and could provide potential for further extension (stp) if required. **Gaywood**, located around 1½ miles from King's Lynn, is a popular area due to the ease of access to local amenities. Within a short walking distance there are supermarkets, doctors surgery, pharmacy, primary and secondary schools with frequent bus routes into the town centre. The Queen Elizabeth Hospital is also within only a 5 minute drive. King's Lynn offers various transport links including mainline railway to London Kings Cross via Ely & Cambridge and the A47 trunk road to Norwich & Peterborough. The surrounding Norfolk countryside and renowned coastline are also within easy reach including the Royal Sandringham Estate.

Entrance Hall

With radiator and under stairs cupboard housing the gas fired boiler.

Living / Dining Room 22' 11" x 11' 2" (6.99m x 3.4m)

Dual aspect with 2 radiators with thermostats.

Kitchen 16' 8" x 6' 4" (5.08m x 1.93m)

With fitted wall & base units, worktops, stainless steel sink with drainer, tiled surrounds, point & space for a freestanding cooker, point & space for a tumble dryer, point & space for a washing machine, 2 radiators, fluorescent tube light and door to side lean-to.

Downstairs WC 6' 7" x 2' 11" (2.01m x 0.89m)

With low level WC and extractor.

Side Lean-To 12' 3" x 9' 2" (3.73m x 2.79m)

With door to rear garden.

Stairs to First Floor Landing

With hatch to roof space.

Bedroom 1 11' 3" x 9' 7" (3.43m x 2.92m)

With radiator, BT telephone point and airing cupboard housing the hot water cylinder and programmer.

Bedroom 2 11' 4" x 9' 7" (3.45m x 2.92m)

With radiator and cupboard.

Bedroom 3 8' 2" x 7' 3" (2.49m x 2.21m)

With radiator.

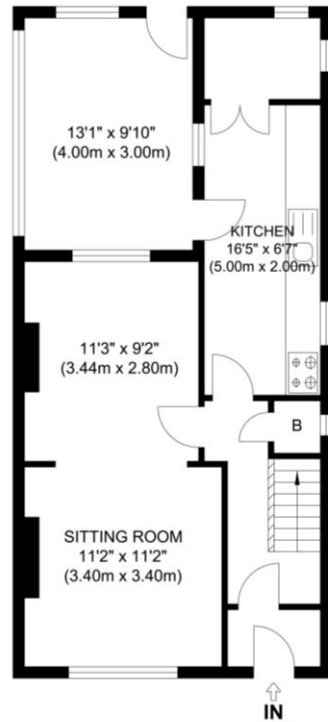
Bathroom 6' 2" x 5' 11" (1.88m x 1.8m)

With low level WC, pedestal hand basin, panelled bath, tiled surrounds and radiator.

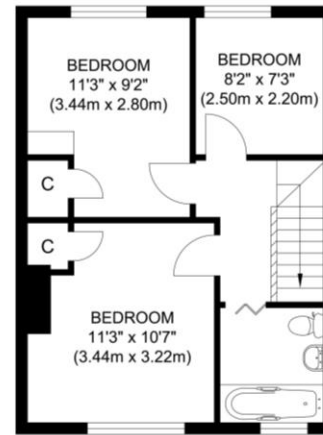
Outside

16 Field Road sits on a long plot and benefits from a generous sized, East facing rear garden which is mostly laid to lawn with a variety of established planting. There is access at the side of the property via a concrete path to the front which is laid to gravel.





GROUND FLOOR



FIRST FLOOR

TOTAL APPROX FLOOR AREA OF HOUSE 997.70 SQ.FT. (92.69 SQ. M.)

16 Field Road Gaywood Kings Lynn PE30 4BE

Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "B" with a current annual charge of £1,702.49, 2023/2024.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

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Blackfriars Chambers, Blackfriars Street

King's Lynn PE30 1NY

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