

LANDLES



12 Silver Hill | King's Lynn | Norfolk



The 3 bedroom mid-terrace house situated in the "Springwood" area of King's Lynn, popular for convenient access to the Queen Elizabeth Hospital and local schools.
Ideal opportunity for first time buyers or investors.
No Onward Chain

Purchase Price £215,000

Folio: S/896s

e: info@landles.co.uk

t: 01553 772816

www.landles.co.uk



- Entrance Porch
- Living Room
- Breakfast Kitchen
- Conservatory
- Stairs to First Floor Landing
- 3 Bedrooms



- Bathroom
- Front & Rear Gardens
- Garage
- Gas Fired Rad CH
- Walking Distance to QEH & Schools

12 Silver Hill is a mid-terrace 3 bedroom house situated in the Springwood area of King's Lynn. Popular with families for its close proximity to the Queen Elizabeth Hospital and local schools, this location also affords easy access to a range of local amenities including shopping in Gaywood, the town centre and nearby Hardwick Retail Park along with convenient access to the renowned North Norfolk coastline and Royal Sandringham. Now considered as ready for a scheme of updates, the property presents an opportunity for a new owner to modernise to their own specification. The current accommodation comprises;

Entrance Porch

6' 5" x 3' 5" (1.96m x 1.04m)

With UPVC part glazed entrance door, radiator with thermostat and BT telephone point.

Living Room

14' 11" x 13' 10" (4.55m x 4.22m)

With electric feature fire and surround, radiator with thermostat, television aerial point and stairs to first floor landing.

Breakfast Kitchen

14' 9" x 9' 5" (4.5m x 2.87m)

With fitted wall and base units, fitted worksurfaces, stainless steel sink with drainer & monobloc tap, point & space for a freestanding cooker, point & space for a washing machine, space for a tumble dryer, tiled surrounds, radiator with thermostat and French doors to the conservatory.

Conservatory

10' 11" x 10' 7" (3.33m x 3.23m)

Double glazed with polycarbonate roof, tiled floor, tap and French doors to the garden.

Stairs to First Floor Landing

Bedroom 1

12' 3" x 8' 1" (3.73m x 2.46m) (max)

Radiator with thermostat.

Bedroom 2

11' 2" x 8' (3.4m x 2.44m) (max)

With Worcester wall mounted gas boiler and radiator with thermostat.

Bedroom 3

7' 8" x 6' 5" (2.34m x 1.96m)

Radiator with thermostat.

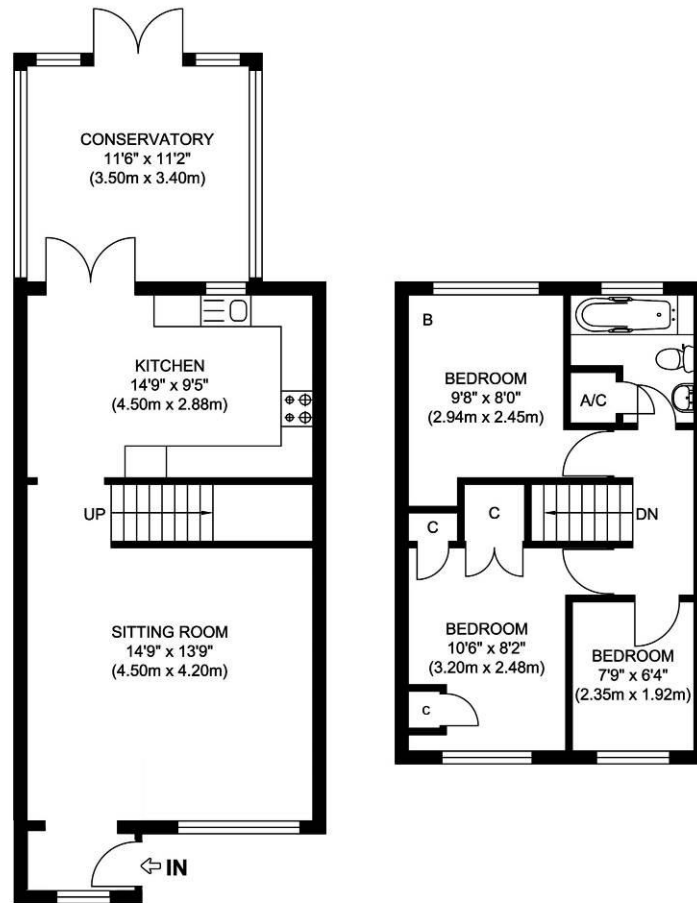
Bathroom

6' 7" x 6' 4" (2.01m x 1.93m) (max)

With low level WC, pedestal hand basin, panelled bath with electric shower over, tiled walls, radiator with thermostat and airing cupboard housing hot water cylinder, programmer and shelving.

Outside

The property features garden space to the front & rear, with the rear in particular benefitting from a bright, South facing aspect. There is also the benefit of a shared driveway with **Garage**.

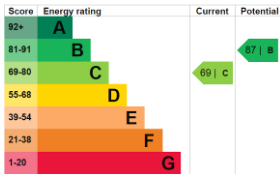


FIRST FLOOR

GROUND FLOOR

12 Silver Hill, Kings Lynn, PE30 4TL

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



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, 2024/2025.

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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