

LANDLES



32 Westfields | Fernlea Road | King's Lynn



A mature Three Bedroom, Two Reception Room, End Terrace House (circa 1960's) situated on a popular estate.
Recently refurbished internally, including a new kitchen, shower room, central heating, decoration and flooring.

Purchase Price £180,000

Folio: W/626ts



- Entrance Hall
- Living Room
- Dining Room
- Kitchen
- Downstairs WC
- Stairs to First Floor Landing



- 3 Bedrooms
- Shower Room
- UPVC Double Glazing & Gas Rad CH
- Front & Rear Gardens
- Recently Refurbished Internally
- NO ONWARD CHAIN

A mature Three Bedroom, End Terrace House (circa 1960's) constructed with timber frame and clad front and rear elevations with a cavity brick gable end, under a tiled roof, offering accommodation including; Entrance Hall, Cloakroom, Kitchen, Dining Room, and Living Room to the ground floor, along with Landing, Three Bedrooms and Shower Room to the first floor. The house which been recently refurbished internally, including a new kitchen, shower room, central heating, decoration and flooring, benefits from UPVC double glazing and gas central heating along with mature gardens to the front and rear.

Entrance Hall

Skimmed ceiling, power points, telephone socket, double radiator, cloaks cupboard housing gas fired boiler supplying domestic hot water and radiators, stairs to first floor landing. Doors to:-

Cloakroom

6' 8" max x 2' 9" max (2.03m max x 0.84m max)

Skimmed ceiling, vinyl floor covering, UPVC double glazed window to front, single radiator, corner wash hand basin with tiled splash-back, low level WC

Dining Room

13' 6" max x 10' 10" max (4.11m max x 3.3m max)

Skimmed ceiling, laminate flooring, power points, double radiator, UPVC double glazed window to rear, door to living room. Door to:-

Kitchen

10' 4" x 7' 10" (3.15m x 2.39m)

Skimmed ceiling, laminate flooring, power points, single radiator, UPVC double glazed window to rear, plumbing provision for washing machine, built-in storage cupboard. Range of matching wall and base units with square edged work surfaces over, tiled splash-backs, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, built-in electric oven, built-in gas hob with stainless steel splash-back and stainless steel extractor hood over.

Living Room

15' 5" x 10' 3" (4.7m x 3.12m)

Skimmed ceiling, power points, double radiator, UPVC double glazed window to front.

Landing

Skimmed ceiling, access to roof space, power points, airing cupboard with radiator. Doors to:-

Bedroom 1

11' 8" min x 10' 1" (3.56m min x 3.07m)

Skimmed ceiling, power points, single radiator, UPVC double glazed window to front, built-in wardrobe.

Bedroom 2

13' 10" x 10' 3" min (4.22m x 3.12m min)

Skimmed ceiling, power points, single radiator, UPVC double glazed window to rear, built-in wardrobe.

Bedroom 3

9' 6" max x 8' 6" max (2.9m max x 2.59m max)

Skimmed ceiling, power points, single radiator, UPVC double glazed window to rear, built-in storage cupboard.

Shower Room

7' 1" max x 5' 6" max (2.16m max x 1.68m max)

Skimmed ceiling, ceiling extractor, vinyl floor covering, UPVC double glazed window to front, chrome heated towel rail, part ceramic wall tiling. Suite comprising; corner shower cubicle with full height ceramic wall tiling and fitted system mixer shower, pedestal wash hand basin, with tiled splash-back, low level WC

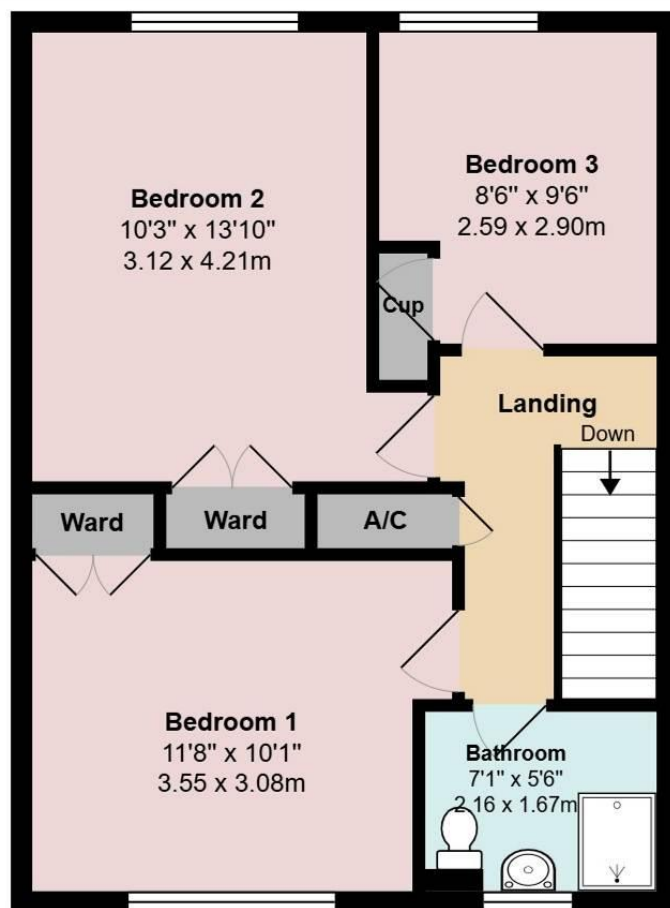
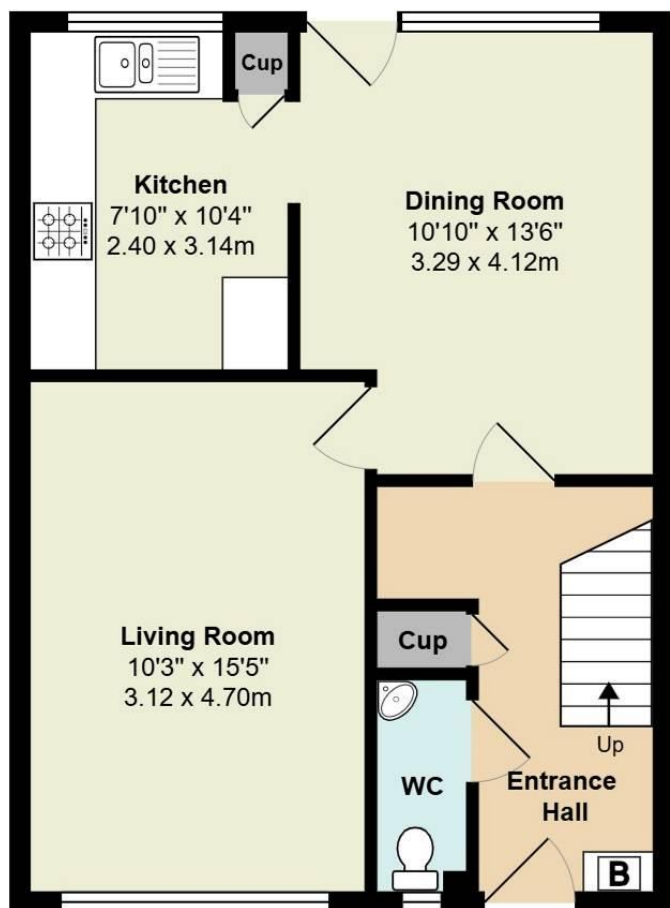
Front

Garden laid mainly to lawn with inset mature tree and plants.

Rear

Paved patio area off the rear of the dining room and leads onto the garden which is laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs, plants and trees. Brick garden shed. Gate giving pedestrian access at the side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 1003 ft² ... 93.2 m²

All measurements are approximate and for display purposes only

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 "A" with a current annual charge of £1,529.56, 2025/2026.

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.

ESTATE AGENTS ACT 1979 DECLARATION - A member of Landles staff has a declarable interest under the said act. Further information is available on 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.

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