

LANDLES



27 Mariners Way | King's Lynn | Norfolk



The 2 bedroom semi-detached house with wider than average rear garden conveniently positioned within walking distance of Lynnsport, Greenpark Academy & North Lynn Trading Estate.

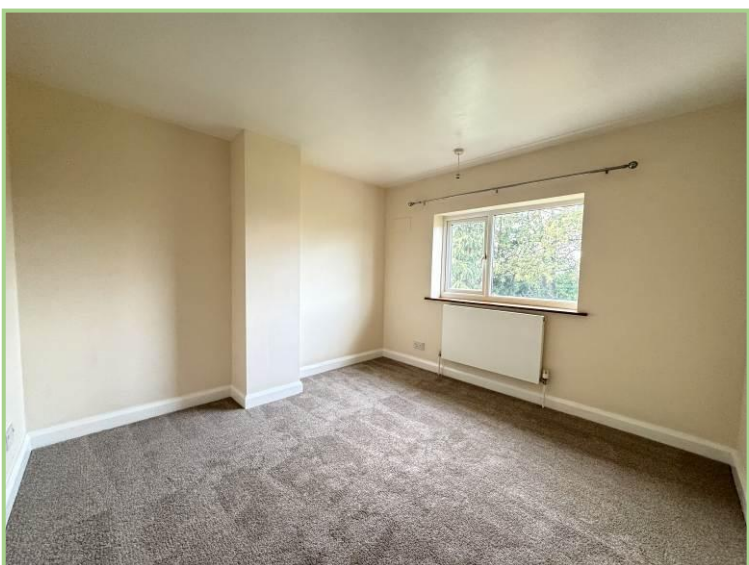
Recently benefitted from new carpets & re-decoration throughout.

Considered ideal for First Time Buyers.

No Onward Chain. EPC Band B

Purchase Price £172,500

Folio: M/358ts



- Entrance Hall
- Living Room
- Kitchen/Diner
- Stairs To First Floor Landing
- 2 Double Bedrooms
- Bathroom



- Front & Rear Gardens
- Gas Fired Rad CH & Double Glazing
- Recently Re-Decorated & Re-Carpeted
- No Onward Chain

27 Mariners Way is a 2 bedroom semi-detached house situated on the edge of King's Lynn town centre. The property, having just been re-carpeted and fully re-decorated internally, benefits from UPVC double glazing and gas fired radiator central heating. Externally there is a useful attached store with the rear garden being wider than usual extending behind the neighbouring properties. This location affords convenient access to local schools, Lynnsport facility and the North Lynn Trading Estate. Offered to the market with No Onward Chain, the internal accommodation comprises;

Entrance Hall

With UPVC & double glazed front entrance door, radiator with thermostatic valve and room thermostat.

Living Room

12' 5" x 10' 10" (3.78m x 3.3m)

With decorative fireplace with surround & hearth, radiator with thermostatic valve and BT telephone point.

Kitchen / Diner

18' 9" x 8' 8" (5.72m x 2.64m)

With fitted wall & base units, fitted worksurfaces, 1½ bowl stainless steel sink with drainer & monobloc tap, integrated electric oven, 4 ring gas hob with extractor above, tiled surrounds, tiled floor, radiator with thermostatic valve, wall mounted gas combi boiler and French doors to the garden.

Stairs to First Floor Landing

Bedroom 1

18' 10" x 9' 3" (5.74m x 2.82m)

With storage cupboard and radiator with thermostatic valve.

Bedroom 2

10' 6" x 10' 3" (3.2m x 3.12m)

Radiator with thermostatic valve.

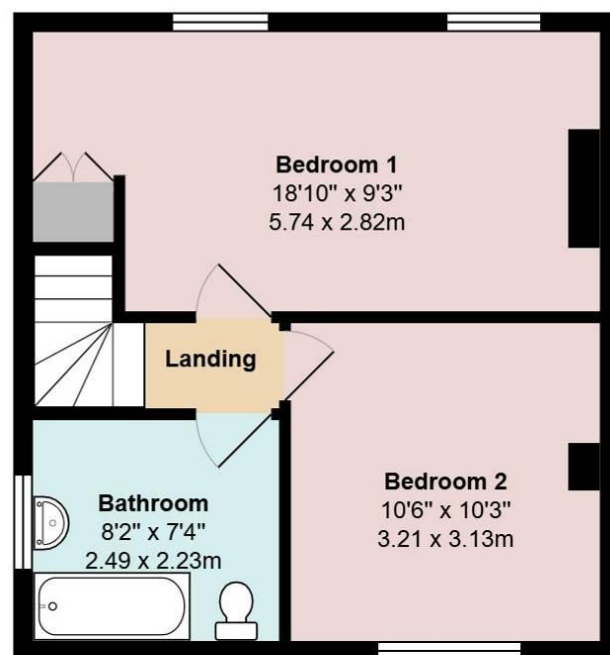
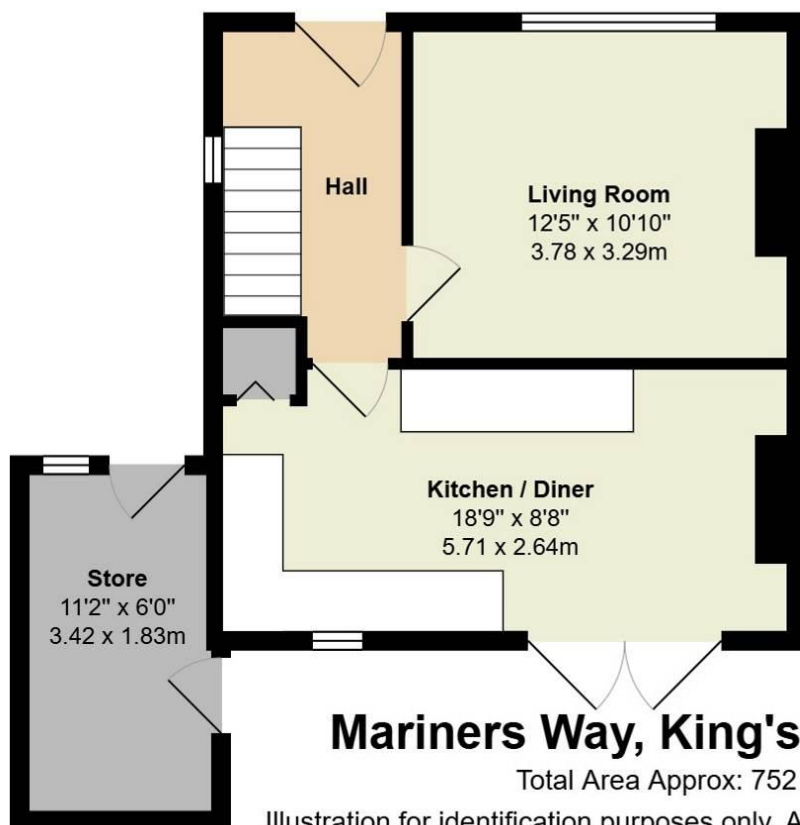
Bathroom

8' 2" x 7' 4" (2.49m x 2.24m)

With low level WC, pedestal hand basin, panelled bath with electric shower above & curtain rail, tiled walls, vinyl flooring and radiator with thermostatic valve.

Outside

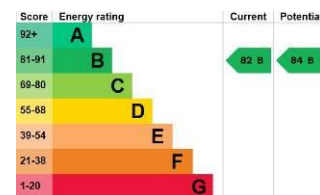
The front of the property is laid to lawn with some established shrubs and paved pathway to the front door. A concrete pathway leads around the side to the attached **Store Room** 11' 2" x 6' (3.4m x 1.83m). The rear garden is of a generous size extending to the rear of neighbouring bungalows and is laid to lawn with a concrete patio area and paving.



Mariners Way, King's Lynn, Norfolk PE30 2NY

Total Area Approx: 752 ft² ... 69.9 m² (excluding store)

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



Solar Panels The property has solar panels fitted, owned by a company under a 25 year lease due to expire September 2039. Further details available upon request. Note: The lease is outside the security of tenure provisions of the 1954 Landlord & Tenant Act and contains a break clause as usually required by a mortgage lender. The property is understood to receive free electricity generated. Any surplus energy produced the company supplies to the grid and has the benefit of any FIT.

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.

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.

PRS Property Redress Scheme

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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