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## Offers In Excess Of £250,000 Freehold



### **2 Prince Charles Close, Dersingham, King's Lynn, Norfolk, PE31 6JN**

A mature semi detached bungalow offering accommodation including: Entrance Hall, Kitchen, Lounge/Diner, Two double bedrooms and Bathroom. This nicely presented property which benefits from UPVC Double Glazing and electric heating, has well maintained gardens to the front and rear along with ample off-road parking.

The property is situated in the popular location made up of similar properties within the sought after village of Dersingham. The village offers a wide range of facilities to include: doctors surgery, vets, library, chemist, schools, supermarkets, garden centre, opticians and public houses. A wider range of shopping and leisure facilities can be found in King's Lynn which also benefits from a main line rail link to Ely, Cambridge and London Kings Cross.

For further details and viewing arrangements in respect of the property, please contact our **DERSINGHAM OFFICE** office of Geoffrey Collings & Co.

## **UPVC SIDE ENTRANCE DOOR TO:**

### **ENTRANCE HALL**

Skimmed ceiling with inset spotlights, access to roof space, laminate flooring, power point, "Ecostrad" thermostatic electric heater, airing cupboard housing hot water cylinder. Doors to; Lounge/Diner, Bedrooms and Bathroom. Door to:-

### **KITCHEN**

9'6" x 8'2" min (2.90m x 2.49m min)

Skimmed ceiling, laminate floor, power points, UPVC double glazed windows to the front and side, built-in storage cupboard, range of matching wall and base units with round edged work surfaces over, tiled splash backs, stainless steel sink with single drainer and taps over, plumbing provision for washing machine, recessed space for fridge freezer, space for cooker with cooker hood over.

### **LOUNGE/DINER**

17'10" x 10'11" max (5.44m x 3.33m max)

Skimmed ceiling with moulded coving, laminate flooring, power points, television point, telephone socket, "Ecostrad" thermostatic electric heater, UPVC double glazed window to front, feature fire place recess with stone effect hearth.

### **BEDROOM 1**

12'11" x 10'11" (3.94m x 3.33m )

Skimmed ceiling with moulded coving, power points, "Ecostrad" thermostatic electric heater, UPVC double glazed window to rear.

### **BEDROOM 2**

9'6" x 9'3" (2.90 x 2.82)

Skimmed ceiling with moulded coving, power points, "Ecostrad" thermostatic electric heater, UPVC double glazed window to rear.

### **BATHROOM**

6'10" x 5'9" max (2.08m x 1.75m max)

Skimmed ceiling, UPVC double glazed window to side, chrome heated towel rail. Suite comprising panelled bath with full height composite back splash and fitted electric shower over, along with a glass screen. Pedestal wash hand basin, low level WC.

### **OUTSIDE**

#### **FRONT**

Laid mainly to gravel car standing and a driveway to the side providing further car standing and leading to the rear.

#### **REAR**

The garden is laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs, plants and trees, small paved patio area to the rear of the bungalow, gravelled patio area to the rear right of the garden, timber garden shed.

## DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road and then turn left into Post Office Road. Take the first turning right into Centre Vale and follow the road through into Queen Elizabeth Drive, round the left hand bend and then take the next right into Prince Charles Close. The property will be found just a short distance further along on the right hand side.

## SERVICES

Mains electricity, mains water, mains drainage. Gas is available in the road.

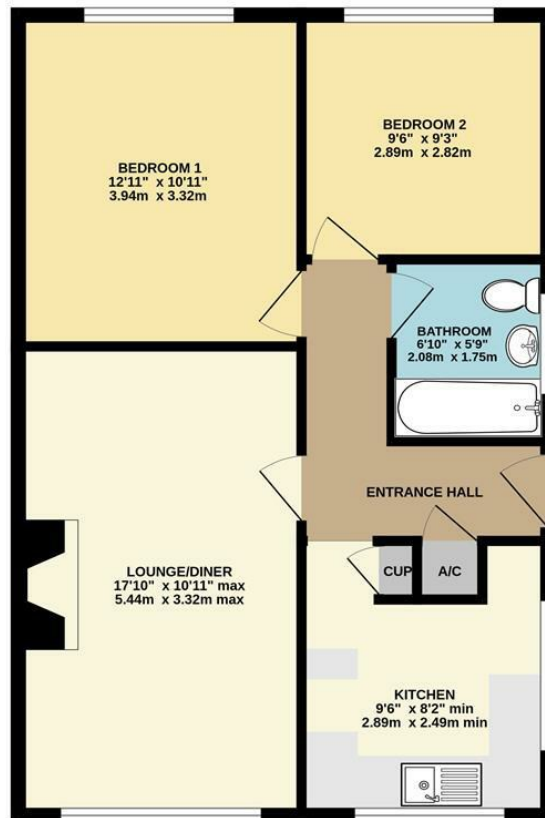
## COUNCIL TAX

Council Tax Band B = £1,737.32 for 2024/25.

## ENERGY RATING

Rating D.

GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## **REFERRAL FEE DISCLOSURE**

In compliance with the Consumer Protection from Unfair Trading Regulations 2008, Geoffrey Collings & Co must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector.

As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

### **REFERRAL SERVICE PROVIDERS:**

#### **Conveyancing**

We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

#### **Financial Services**

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

#### **Surveys**

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

#### **Energy Performance Certificates**

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.