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King's Lynn

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Dersingham

01485 500222

Terrington St Clement

01553 828012

Long Sutton

01406 362098

www.geoffreycollings.co.uk

Price £235,000 Freehold



12 Iveagh Close, Dersingham, King's Lynn, Norfolk, PE31 6YH

A mature end-terraced house offering accommodation including: Entrance Hall, Lounge/Dining Room and Kitchen to the ground floor along with Landing, Two Bedrooms and Bathroom to the first floor. The property which benefits from gas central heating and UPVC double glazing, has ample off-road parking to the front along with an enclosed garden to the rear.

The property is situated within the sought after village of Dersingham. The village offers a wide range of facilities to include: doctor's surgery, library, chemist, vets, schools, supermarket, 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 King's Cross.

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

STORM CANOPY WITH UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Textured ceiling, tiled floor, power points, telephone socket, double radiator, stairs to first floor landing, door to:-

LOUNGE/DINING ROOM

20'3" max x 12'6" opening to 15'7" max (6.17m max x 3.81m opening to 4.75m max)

Textured and coved ceiling, tiled floor, power points, television point, two double radiators, UPVC double glazed windows to the front and rear, feature cast iron fire place with white surround and an inset living flame gas fire along with a black granite effect hearth, understairs cupboard. Opening to:-

KITCHEN

16'2" x 8'8" (4.93 x 2.64)

Skimmed ceiling, access to roof space, tiled floor, power points, single radiator, UPVC double glazed windows to the front and rear, cupboard housing gas fired boiler supplying domestic hot water and radiators, plumbing provision for washing machine and dishwasher, range of matching wall and base units with oak block work surfaces over, tiled splash backs, ceramic sink unit with single drainer and mixer tap over, space for cooker with stainless steel extractor hood over, space for american style fridge freezer, UPVC double glazed door to rear.

FIRST FLOOR LANDING

Textured ceiling, access to roof space, power point, UPVC double glazed window to side, doors to:-

BEDROOM ONE

11'4" min opening to x 12'6" x 10'9" max (3.45m min opening to x 3.81m x 3.28m max)

Textured ceiling, power points, double radiator, UPVC double glazed window to front, built-in wardrobe, built-in linen cupboard.

BEDROOM TWO

9'2" x 7'5" min (2.79m x 2.26m min)

Textured ceiling, power points, single radiator, UPVC double glazed window to rear.

BATHROOM

7'8" x 5'8" (2.34m x 1.73m)

Skimmed ceiling, Vinyl floor covering, UPVC double glazed window to rear, wall extractor, chrome heated towel rail. Suite comprising; panelled bath with full height ceramic wall tiling and fitted system mixer shower over, vanity unit with inset 812mm wide wash hand basin and drawers under, tiled splash back, low level WC with concealed cistern.

OUTSIDE

FRONT

Laid mainly to gravel car standing with inset shrubs.

REAR

An enclosed garden with paved a patio off the rear of the kitchen to the garden which is laid partly to lawn with further paved and slate chipping areas. Timber garden shed, outside tap, gate giving pedestrian access to the side.

COUNCIL TAX

Band B - £1737.32 for 2024/25

ENERGY RATING

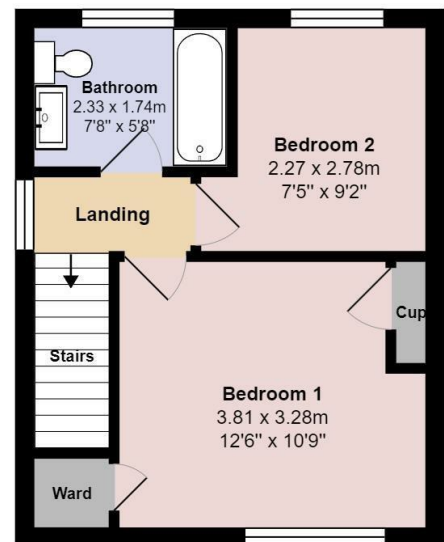
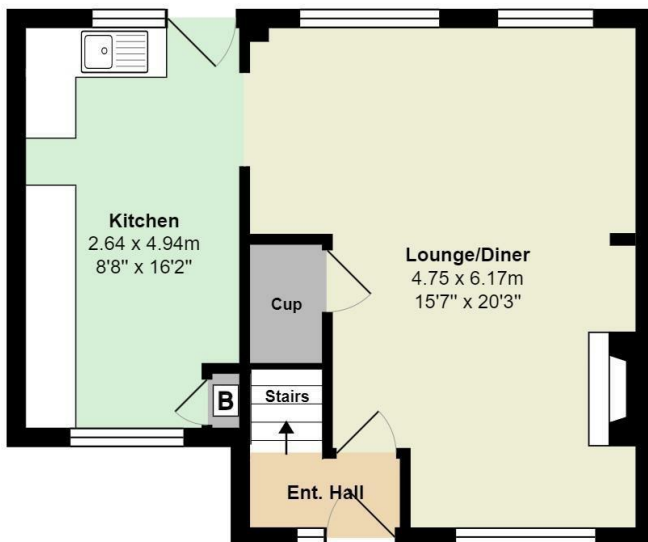
Energy Rating = C

DIRECTIONS

Leave our Dersingham office by heading out of the village on Lynn Road and turn left into Manor Road. Continue past Heath Road on your right and then take the next left into Holyrood Drive and then the first right into Iveagh Close. Continue to the end and the property will be found at the very end on the right hand side.

SERVICES

Mains gas, mains electricity, mains water, mains drainage.





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King's Lynn
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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.