

Geoffrey & Collings Co

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www.geoffreycollings.co.uk

Price £190,000 Freehold



46 Langley Road, South Wootton, King's Lynn, PE30 3UB

**** NO ONWARD CHAIN**** A mid-terraced house which has recently been refurbished and offers accommodation including:- Living Room and Kitchen/Diner to the ground floor, along with Landing, Two Bedrooms and Bathroom to the first floor. The property which benefits from UPVC double glazing and gas central heating has had a new kitchen, new bathroom, new gas boiler, new consumer unit, mains wired smoke alarms and new flooring throughout. Outside there are gardens to the front and rear along with off-road parking.

The property is situated in a popular location close to local services and bus stop, approximately 3 miles from King's Lynn town centre. South Wootton offers a good range of local facilities including schools, public houses, supermarket, hairdressers etc and the large market town of King's Lynn offers more extensive facilities including Alive Leisure Centre, swimming pool, shops, pubs, restaurants and popular historic Quay area. The North Norfolk Coast is approximately 30 minutes drive away. Kings Lynn also has the benefit of 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.

STORM CANOPY WITH UPVC FRONT ENTRANCE DOOR TO:-

LIVING ROOM

16'2" max x 11'1" max (4.93m max x 3.38m max)

Skimmed and coved ceiling, power points, television point, telephone socket, double radiator, UPVC double glazed window to front, stairs to first floor landing, under stairs cupboard opening through to:-

KITCHEN/DINER

11'1" x 10'11" (3.38m x 3.33m)

Textured and coved ceiling, vinyl floor covering, power points, UPVC double glazed window to rear, single radiator, range of matching base units with round-edged work surfaces over, tiled splash backs, stainless steel sink with single drainer and mixer tap over, matching tallboy unit housing new gas fired boiler supplying domestic hot water and radiators, plumbing provision for washing machine, space for cooker with stainless steel extractor hood over.

FIRST FLOOR LANDING

Textured ceiling, access to roof space, power point, built-in storage cupboard. Doors to:-

BEDROOM ONE

11'1" x 9'11" (3.38m x 3.02m)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to front.

BEDROOM TWO

11'0" x 6'4" (3.35m x 1.93m)

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

BATHROOM

7'11" x 4'6" (2.41m x 1.37m)

Textured and coved ceiling, ceiling extractor, vinyl floor covering, UPVC double glazed window to rear, chrome heated towel rail. Suite comprising; panelled bath with full height tiled splash back and fitted system mixer shower along with glass shower screen, wash hand basin set on a vanity unit with cupboard under and tiled splash back over, low level WC.

OUTSIDE

FRONT

Garden laid mainly to gravel with a paved path to the front entrance door.

REAR

Garden laid mainly to gravel and enclosed mainly by fencing with a paved patio area and path to a gate at the rear which gives access to a parking space for one car in the communal car park at the rear.

SERVICES

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

COUNCIL TAX BAND

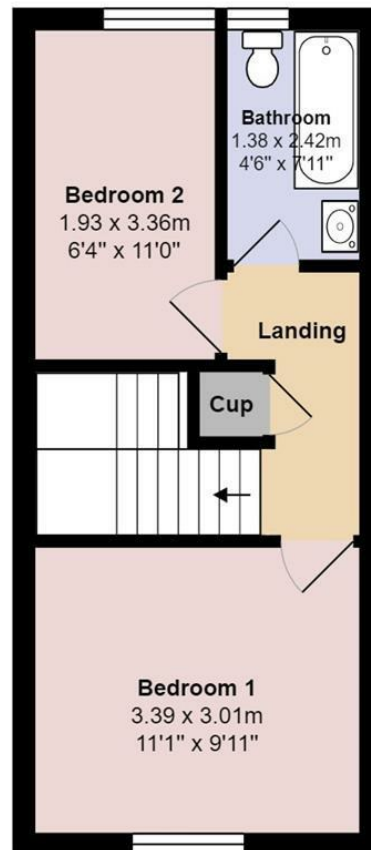
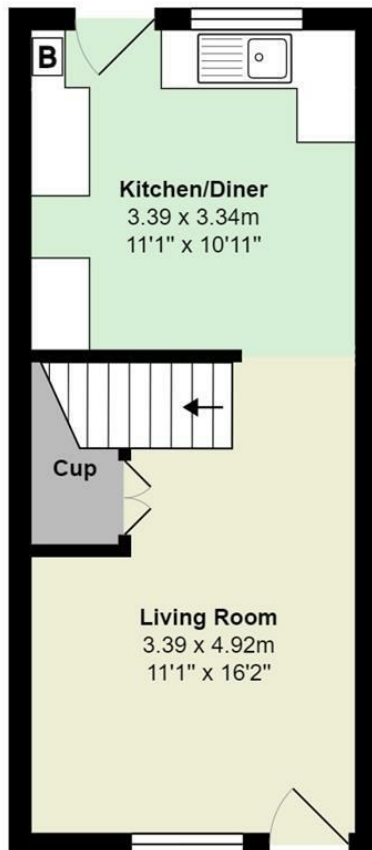
Band A - £1474.11 for 2024/25

ENERGY PERFORMANCE RATING

Rate - D

DIRECTIONS

Leave King's Lynn town centre via the A1078 North Lynn By-Pass and continue straight ahead over the traffic lights at Castle Rising Road onto the A148 Grimston Road. Take the next right by the Asda Supermarket into Langley Road continuing over the mini roundabout and the property will be found on the right-hand side just after the Rainsthorpe junction.





17 Blacktriars Street
King's Lynn
Norfolk
PE30 1NN

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PE31 6HH

50 Marshland Street
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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.