

Geoffrey & Collings Co

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www.geoffreycollings.co.uk

Price £185,000 Freehold



4 Jennings Close, Heacham, King's Lynn, Norfolk, PE31 7SU

A nicely presented mid-terraced, one bedroom, bungalow offering accommodation including:- Entrance Hall, Lounge/Diner, Kitchen, Conservatory, Bedroom, Lobby and Shower Room. The property which benefits from UPVC Double Glazing and Gas Central Heating has well maintained gardens to the front and rear, along with off-road parking for one car.

The property is situated in a popular location within walking distance of both North and South beaches in the coastal village of Heacham. The village offers a range of amenities to include; primary school, pharmacy, hairdressers, doctors surgery, vets and public houses. There are regular bus services to the nearby towns and the property is approximately 1 mile to Heacham beach. There is a regular bus service offering access along the North Norfolk Coast and local towns and villages. A perfect location for dog walking, access to Wild Ken Hill.

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

STORM PORCH

With Integral Store and UPVC front entrance door to:-

ENTRANCE HALL

Textured and coved ceiling, single radiator. Door to:-

LOUNGE/DINER

17'5" max x 10'10" max (5.31m max x 3.30m max)

Textured and coved ceiling, power points, television point, telephone socket, single radiator, UPVC double glazed window to front, former fireplace recess. Doors to inner lobby, bedroom and kitchen.

KITCHEN

10'6" x 8'2" (3.20m x 2.49m)

Textured and coved ceiling, vinyl floor covering, power points, single radiator, plumbing provision for washing machine, built-in storage cupboard, airing cupboard housing gas fired boiler supplying domestic hot water and radiators, wood window to conservatory. Range of matching wall and base units with round edged work surfaces over, tiled splash backs, composite sink unit with single drainer and mixer tap over, space for cooker, space for fridge freezer. Door to:-

CONSERVATORY

9'10" max x 7'7" max (3.00m max x 2.31m max)

UPVC double glazed windows over a brick base, polycarbonate roof, power points, UPVC double glazed door to rear garden.

BEDROOM

10'11" x 10'6" (3.33m x 3.20m)

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

INNER LOBBY

Textured and coved ceiling, access to roof space, single radiator. Door to:-

SHOWER ROOM

5'11" x 5'7" (1.80m x 1.70m)

Textured and coved ceiling, vinyl floor covering, single radiator, UPVC double glazed window to rear, part ceramic wall tiling. Suite comprising; 1190mm wide shower cubicle with full height ceramic wall tiling and fitted system mixer shower, pedestal wash hand basin, low level WC.

OUTSIDE

FRONT

Garden laid mainly to shingle with inset shrubs and plants, garden storage cabinet, paved path to front entrance door.

REAR

An enclosed garden laid mainly to paving which is mostly overlaid with artificial grass, small border containing shrubs and plants, garden storage cabinet. Gate giving pedestrian access at the rear to a path which leads through to the parking area.

PARKING

The property has one allocated parking space, in the car park at the end of the terrace.

SERVICES

Main supply services of gas, water, electricity and drainage are understood to be installed to the property .

ENERGY RATING

Energy Performance Certificate (EPC) - Rating D

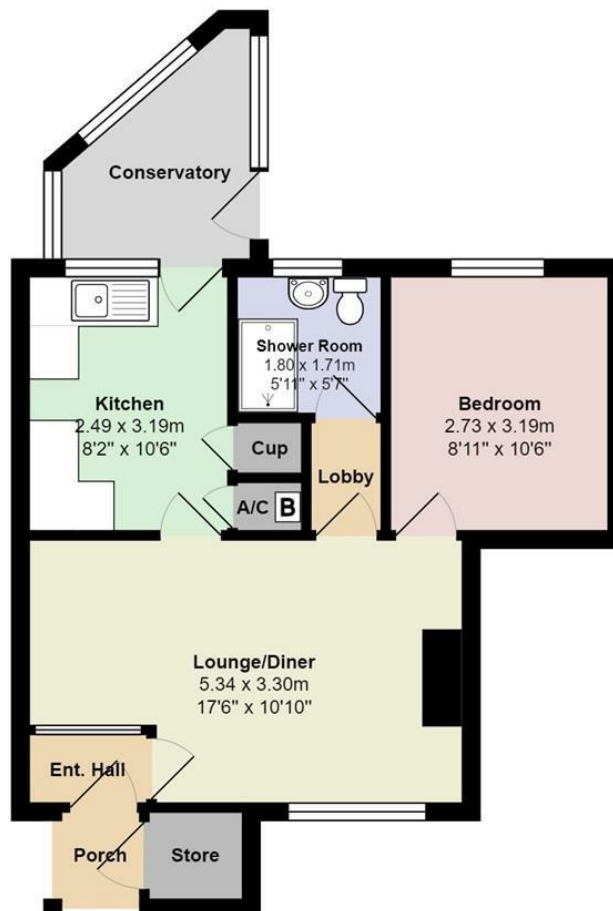
COUNCIL TAX

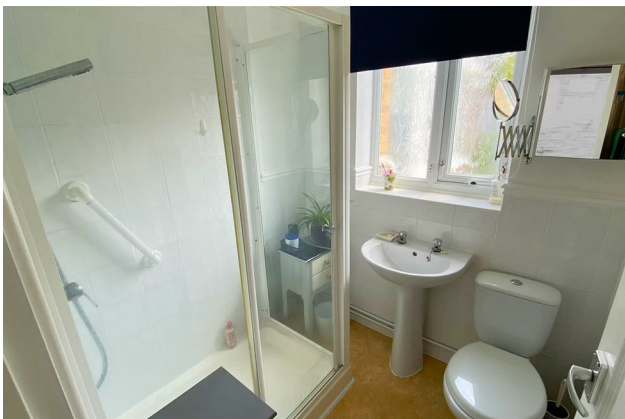
Council Tax Band A = £1484.89 for 2024/25.

If you require further details then please contact Borough Council of Kings Lynn and West Norfolk.

DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road and proceed out of the village onto Lynn Road to the roundabout. Take the second exit right onto the A149 heading towards Heacham and Hunstanton. At the next roundabout take the first exit left again onto the A149 towards Heacham and Hunstanton. Take the next turning left into Lamsey Lane and then after a distance turn left into Folgate Road. Continue round the sharp right hand bend into Lodge Road and take the first turning left into Jennings Close. Turn left again and the property will be found just a short distance along on the left hand side identified by our for sale board.





17 Blacktrials Street
King's Lynn
Norfolk
PE30 1NN

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Dersingham
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PE31 6HH

50 Marshland Street
Terrington St Clement
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13 High Street
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Email: property@geoffreycollings.co.uk

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.