

Geoffrey & Collings Co

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Price £230,000 Freehold



42 Gidney Drive, Heacham, King's Lynn, Norfolk, PE31 7SX

Geoffrey Collings & Co are excited to present this well-proportioned 2-bedroom semi-detached bungalow located in a peaceful residential area just approximately a half-mile stroll from Heacham's North Beach. Situated close to the village duck pond, the property features an enclosed rear garden and private driveway. Although the bungalow could benefit from some modernization, this presents an opportunity for new owners to put their own stamp on the property. We want to inform potential buyers that this property is available with no onward chain.

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

ACCOMMODATION

Visitors are welcomed into the entrance hall, which extends throughout the property with a loft hatch and a built-in airing cupboard. The living room is a great space and has a large window to the front along with a gas fire with a back boiler. The kitchen offers a range of matching fitted storage units, a single sink with drainer, plumbing for the washing machine and space for a cooker and fridge freezer. Across the hallway, you will find the two bedrooms with the largest being at the rear of the property offering views of the garden. These bedrooms are served by the bathroom with a 3-piece suite consisting of bath with shower over, wash basin and WC.

OUTSIDE

The front of the property is approached via a pedestrian footpath around the village duck pond. The front garden is laid mainly to shingle with a paved footpath to the front door. The rear garden includes a small raised patio area, a garden shed, and a former lawned area that with some landscaping, would be an ideal space for entertaining guests during the summer. At the rear of the garden is a gate which allows access to the driveway.

LOCATION

Heacham is a thriving village in north-west Norfolk, approximately 2 miles from the popular seaside town of Hunstanton and around 12-miles from Kings Lynn, where there is a direct trainline into London Kings Cross, via Cambridge. The renowned North Norfolk coastline is only a short drive along the A149; whilst Burnham Market is around a 20-minute car journey away. Heacham enjoys a wide range of amenities including schools, pubs, restaurants, a golf club and various shops, as well as a lively village hall and social club. The village is also a popular holiday destination, with several miles of beaches and other tourist attractions.

SERVICES

The property is connected to mains drainage, gas, electricity and water supply. Gas-fired central heating to radiators.

TENURE

Freehold

COUNCIL TAX

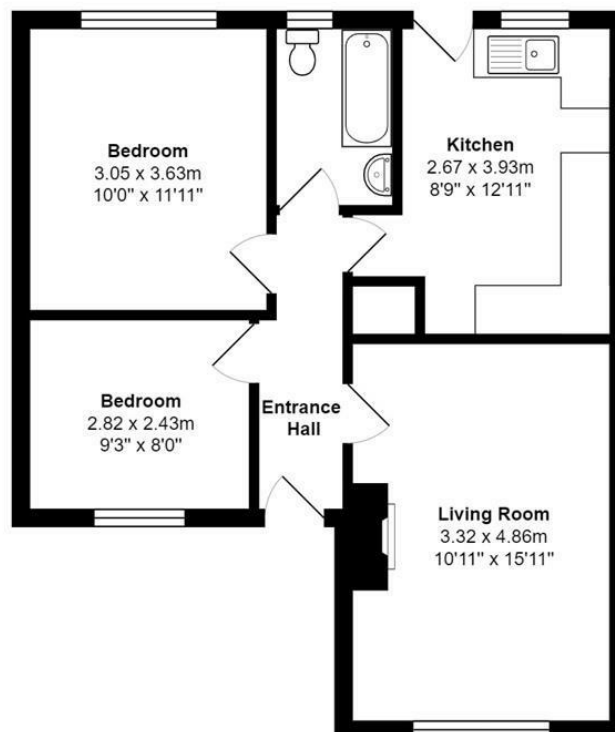
BAND: C

ENERGY PERFORMANCE RATING

TBC

1. Purchasers will be asked to produce ID to satisfy money laundering regulations and we would ask for your co-operation in providing the relevant documentation.
2. While we endeavour to make our sales details fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to make further investigations.
3. The measurements indicated are supplied for guidance only.
4. Please note we have not tested the services or any of the equipment or appliances in this property. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. GEOFFREY COLLINGS & CO NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



Total Area: 55.4 m² ... 596 ft²

All measurements are approximate and for display purposes only



17 Blacktriaris Street
King's Lynn
Norfolk
PE30 1NN

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Dersingham
Norfolk
PE31 6HH

50 Marshland Street
Terrington St Clement
Norfolk
PE34 4NE

13 High Street
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Lincolnshire
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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.