

LANDLES



58 St Peters Road | West Lynn | Norfolk



The mature, detached 3 bedroom bungalow set away from the road with reaching views across adjacent sports fields to Historic Lynn & Quayside.

Presented to the market for the first time in many years with No Onward Chain and offering an excellent opportunity to renovate.

Purchase Price £210,000

Folio: S/903ts



- Entrance Hall
- Living Room
- Kitchen / Dining Room
- 3 Bedrooms
- Bathroom & WC
- Detached Garage



- "Tucked Away" position off St Peters Road
- Reaching views across to King's Lynn
- Renovation Opportunity
- No Onward Chain

West Lynn is a popular village located on the Western outskirts of King's Lynn, with the River Great Ouse separating the two. The village is well served by a good range of local amenities including shop, primary school, social club and popular butchers, with scenic walks available along the river bank. Of significant benefit to West Lynn is the convenient local ferry service, with regular crossings directly into the town centre. The Hardwick Retail Park is only a 10 minute drive away and there is good access to all major routes (A47, A17 & A10).

58 St Peters Road is a mature detached bungalow understood to date back to the 1960's affording well proportioned accommodation with 3 bedrooms and a detached brick & tiled garage. The property is set "tucked away" from the road and boasts views over the adjacent sports fields towards King's Lynn's South Quay and minster. The property, having been in the same family ownership for many years, now presents as requiring renovation and offers an excellent opportunity to acquire in this most convenient village location.

Entrance Hall

With glazed front entrance door and radiator.

Living Room 17' 6" x 11' 11" (5.33m x 3.63m)

Dual aspect with sliding patio door to the garden, radiator, points for wall lights, fireplace with tiled surround & hearth, skirting & coving.

Kitchen / Dining Area 16' 5" x 10' 10" (5m x 3.3m) (max)

With fitted wall & base units, fitted worktops, stainless steel sink with drainer & monobloc tap, space for a freestanding electric cooker, plumbing & space for a washing machine, wall mounted gas boiler and external side door. Low wall opening to dining area with radiator, room thermostat, glazed panel to hall with glazed door, skirting & coving.

Bedroom 1 12' x 11' 11" (3.66m x 3.63m)

With fitted cupboards, radiator and skirting.

Bedroom 2 11' 8" x 9' 11" (3.56m x 3.02m)

With fitted cupboards, radiator, point for wall light and skirting.

Bedroom 3 11' 8" x 6' 10" (3.56m x 2.08m)

With radiator and skirting.

Bathroom 7' 10" x 5' 2" (2.39m x 1.57m)

With pedestal hand basin, panelled bath with thermostatic shower over, tiled surrounds, radiator and airing cupboard housing hot water cylinder.

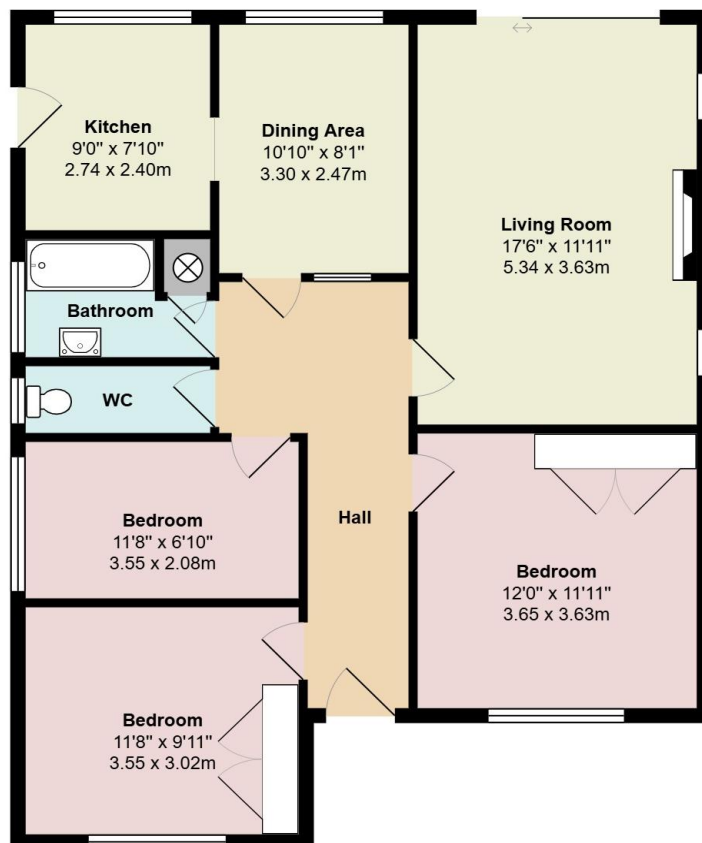
WC 7' 10" x 2' 11" (2.39m x 0.89m)

With low level WC and radiator.

Outside

The property is set behind two properties which it shares the driveway entrance from St Peters Road with. From this, there is a long driveway running down the side of the bungalow affording ample vehicular parking and access to the **Detached Garage**. The gardens wrap around the bungalow with the main rear garden being of a South facing aspect and predominantly grassed.

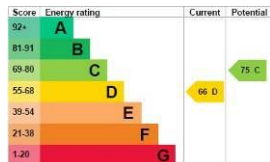




St Peters Road, West Lynn, King's Lynn, Norfolk PE34 3LB

Total Area Approx: 918 ft² ... 85.3 m²

Illustration for identification purposes only. All measurements are approximate and not to scale



Title: We are advised that the property title is not currently Registered at Land Registry. Our Clients / Clients legal advisor are in possession of Title Deeds.

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "C" with a current annual charge of £2,137.28, 2026/2027.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

PRS Property Redress Scheme

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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Blackfriars Chambers, Blackfriars Street
King's Lynn PE30 1NY

t: 01553 772816

e: info@landles.co.uk

w: www.landles.co.uk