

12 Kent Road, King's Lynn



12 Kent Road

King's Lynn, Norfolk

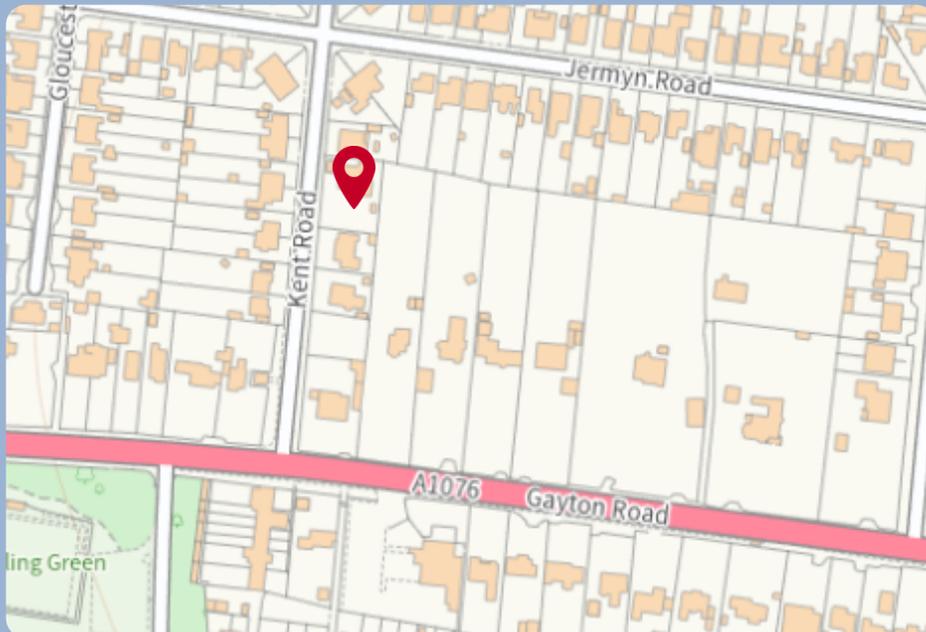
Guide Price £325,000



Period detached property in popular residential area.

Location

The property is located off Gayton Road in the town of King's Lynn



2 12 Kent Road, King's Lynn



Situation and Direction

Situated just off Gayton Road in this popular residential area of King's Lynn

Within easy reach of amenities, hospital, town centre and surrounding routes

From the A149 Queen Elizabeth Roundabout head towards King's Lynn on Gayton Road. Kent Road is located on the right hand side after 1 mile. The property is located a short distance on the right hand side.



Postcode
PE30 4AF



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Cruso & Wilkin

Description

12 Kent Road is a traditional brick and carrstone detached dwelling which has been extended over time. Now in need of updating and modernisation throughout. Set on a generous plot with a mature garden and off-road parking.

Accommodation at the property comprises of; reception hall, dual aspect living room with patio doors, three double bedrooms, kitchen, rear lobby, bathroom and seperate W.C. There is also an attic room accessed from a staircase in the reception hall which would suit a number of uses.

The property has gas central heating and majority double glazing throughout, with generous sized rooms.

Nicely positioned on Kent Road a popular residential area within a short walk of local amenities and close proximity to the QEH and Springwood High School



Accommodation Details

Reception Hall (5.27m x 3.37m 17'3" x 11'1")

Entrance door, window to the front aspect. Stairs leading to attic room, doors to living room, door to bedroom one and opening to inner hallway.

Living Room (6.37m x 4.40m 20'11" x 14'5")

Patio doors to the side aspect, windows to both front and rear aspects. Two radiators and coal effect gas fire set in fireplace.

Bedroom One (3.65m x 3.59m 12' x 11'9")

Window to the front aspect and radiator.

Inner Hallway

Doors to kitchen, W.C, bathroom and two bedrooms.

Bedroom Two (3.65m x 3.50m 12' x 11'6")

Window to the side aspect radiator built in wardrobes.

Bedroom Three (3.65m x 2.53m 12' x 8'4")

Window to the rear aspect and radiator.

W.C

Window to the rear aspect, W.C. and hand wash basin.

Bathroom

Window to the rear aspect, bath, hand wash basin and part tiled walls. Radiator.

Kitchen (4.27m x 2.83m 14' x 9'3")

Window to the side aspect and radiator. Range of matching wall and base units sink unit.

Rear Lobby

Door to rear aspect, window to the side aspect, space and plumbing for washing machine, cupboard space.

Attic Room (5.95m x 3.47m 19'6" x 11'5")

Window to the front aspect.



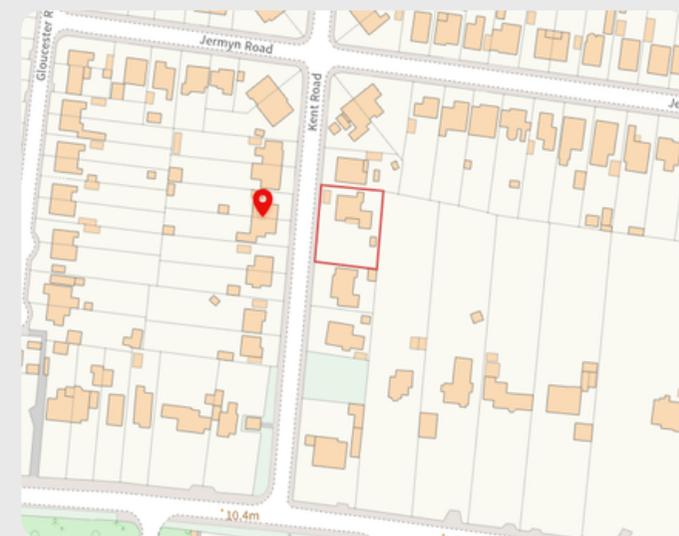
Outside

Vehicular access point from Kent Road gives access to the plot. The gardens wrap around the entire property with the majority being to the south with property itself sitting side on to the road. The garden is fully enclosed by mature hedging, various shrub and fruit trees and area laid to lawn. To the front of the property is a covered patio area. There are two timber sheds.



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Boundaries, Plans, Areas, Schedules and Disputes

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the Vendors Agent whose decision acting as Experts shall be final.

Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Vendors Agent, Cruso & Wilkin. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection.

Services

The property benefits from mains electricity, mains water, mains drainage and mains gas central heating.

Tenure

The property will be sold with vacant possession being provided upon completion.

Measurements

All measurements and areas are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Local authority

Borough Council of King's Lynn & West Norfolk
King's Court
Chapel St
King's Lynn
PE30 1EX

Phone: 01553 616200

Council Tax

The Council Tax Band for this property is D with the Council Tax payable for 2025 to 2026 is £2294.34

Energy Performance Certificate

EPC rating E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Money Laundering Regulations

Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Tenants are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of let.

Important Notice

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, utilities, fixtures or fittings have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective parties are advised to check measurements for any particular purpose.

No assumptions should be made with regard to photographs. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin or the Landlord.





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