

Geoffrey & Collings Co

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www.geoffreycollings.co.uk

Price £280,000 Freehold



19 Glebe Road, Dersingham, PE31 6QA

A mature Semi-Detached house that has been refurbished throughout and offers accommodation including: Porch, Entrance Hall, Side Entrance Hall, Kitchen, Lounge/Dining Room and Shower Room to the Ground Floor, along with Landing, WC and Three Bedrooms to the First floor. The property which benefits from UPVC double glazing and gas central heating, has a small garden frontage with a gravelled driveway at the side supplying car standing and giving access to the garage at the rear, along with an enclosed rear garden at the rear.

The property is situated close to the centre of the sought after village of Dersingham. The village offers a wide range of facilities to include: doctor's surgery, vets, library, chemist, schools, supermarket, opticians and public houses. A wider range of shopping and leisure facilities can be found in King's Lynn which also benefits from a main line rail link to Ely, Cambridge and King's Cross. The royal estate of Sandringham is also within close proximity.

For further details and viewing arrangements in respect of the property, please contact our **GEOFFREY COLLINGS AND CO** office of Geoffrey Collings & Co.

DESCRIPTION

Geoffrey Collings & Co are pleased to offer this fully refurbished cottage, situated on a quiet road and within walking distance of a range of amenities in the sought after village of Dersingham.

The accommodation has also been re-configured by the current owners to include a brand-new fitted kitchen at the rear of the house, with double doors opening out on to the private garden. Other features include a brand-new ground floor shower room and a cloakroom on the first-floor, along with re-decoration and new flooring throughout. Outside there is a driveway for two vehicles in front of the garage, along with an enclosed west-facing garden with a newly laid sandstone patio.

We would like to make interested parties aware that the property is available with no onward chain.

ACCOMMODATION

Visitors are welcomed through the porch into the entrance hall, with stairs to the first floor and a door into the 22ft sitting/dining room, which has a brick-built open fireplace and a useful under stairs storage cupboard. A door from the sitting room opens into a bright and spacious rear hall, which has a side entrance door opening from the driveway and a large storage cupboard which houses the gas-fired boiler. There is also a door into the brand-new ground floor shower room and an opening into the newly installed kitchen. The kitchen comprises a range of storage units under fitted work surfaces, which extend along the two outside walls and incorporate a range of integrated appliances, including 1.5 ring ceramic hob with extractor, oven, fridge/freezer, dishwasher and washing machine. Upstairs there are three bedrooms arranged around the landing, which also has a door into the first floor cloakroom. Bedroom 1 is a spacious double with a storage recess, whilst bedrooms 2 and 3 are both single bedrooms.

OUTSIDE

The property is approached over a shingle driveway at the side of the house, which provides off-road parking for two vehicles in front of the brick-built single garage. Gated access between the house and garage leads into the enclosed west-facing garden, which has been landscaped to include a sandstone patio and a neatly maintained lawn which extends to the rear of the garage

SERVICES

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

COUNCIL TAX

BAND B - Borough Council of King's Lynn and West Norfolk

ENERGY PERFORMANCE CERTIFICATE

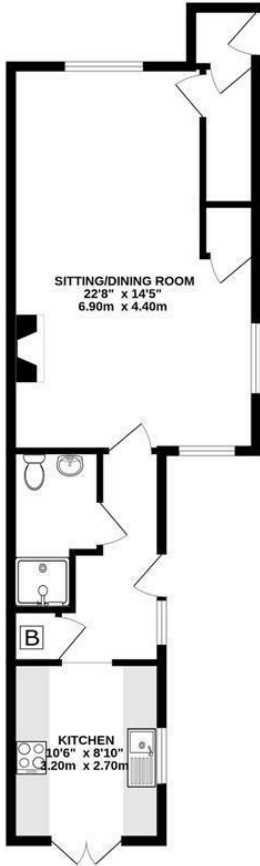
Rating E

DIRECTIONS

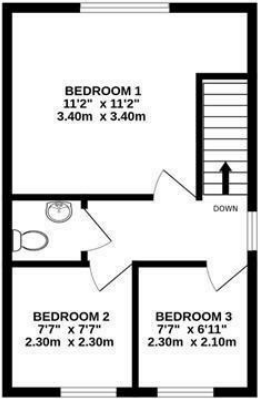
Leave our Dersingham office by turning left onto Hunstanton Road. Continue over the traffic lights and take the next left into Glebe Road. Take the next right which is still

Glebe Road and the property will be found just a short distance further along on the left hand side.

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.