

Independent Estate Agents Since 1965

King's Lynn

01553 774566

Dersingham

01485 500222

Terrington St Clement

01553 828012

Long Sutton

01406 362098

[www.geoffreycollings.co.uk](http://www.geoffreycollings.co.uk)

**Price £235,000 Freehold**



**64 Station Road, Dersingham, King's Lynn, PE31 6PR**

**\*\*NO ONWARD CHAIN\*\*** A period End Terrace Cottage offering accommodation including: 22ft Lounge/Dining Room, Rear Entrance Hall and Kitchen to the ground floor, along with Landing, Two Bedrooms and Bathroom to the first floor. The property which benefits from UPVC double glazing and gas central heating, has off-road parking to the front along with an enclosed garden to the rear.

The property is situated in a popular location within the sought after village of Dersingham. The village offers a wide range of facilities to include: doctors surgery, vets, library, chemist, schools, supermarkets, garden centre, 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 London Kings Cross.

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

## **UPVC FRONT ENTRANCE DOOR TO:-**

### **LOUNGE/DINING ROOM**

22'3" x 12'6" max (6.78 x 3.81 max)

Skimmed ceiling with exposed beams, Tiled Floor. Power points. Telephone socket. Two single radiators. UPVC double glazed window to front. Feature cast iron & tiled open fireplace with tiled hearth. Stairs to first floor landing. Opening to:-

### **REAR ENTRANCE HALL**

Skimmed & coved ceiling. Access to roof space. Tiled floor. Power points. UPVC double glazed door to rear. Opening to:-

### **KITCHEN**

8'0" x 5'4" (2.44 x 1.63)

Skimmed & coved ceiling. Tiled floor. Power points. Plumbing provision for washing machine. UPVC double glazed window to rear. Single radiator. Wall mounted gas fired boiler supplying domestic hot water and radiators. Range of matching wall and base units with round edged work surfaces over, along with matching upstands. Stainless steel sink unit with single drainer and mixer tap over. Built-in electric oven. Built-in ceramic hob with stainless steel extractor hood over.

### **FIRST FLOOR LANDING**

Skimmed & coved ceiling. Access to roof space. UPVC double glazed window to side. Doors to:-

### **BEDROOM ONE**

8'10" min opening to 12'8" max x 9'9" max (2.69 min opening to 3.86 max x 2.97 max)

Skimmed & coved ceiling. Laminate flooring. Power points. Single radiator. UPVC double glazed window to front.

### **BEDROOM TWO**

10'6" max x 6'7" (3.20 max x 2.01)

Skimmed & coved ceiling. Laminate flooring. Power points. UPVC double glazed window to rear. Built-in wardrobe

### **BATHROOM**

6'11" x 4'11" min (2.11 x 1.50 min)

Skimmed & coved ceiling. Ceiling Extractor. Vinyl floor covering. Cupboard housing hot water cylinder. Chrome heated towel rail. Suite comprising; Panelled bath with tiled splash back along with mixer tap and shower attachment over. Pedestal wash hand basin with tiled splash back. Low level WC.

## **OUTSIDE**

### **FRONT**

Concrete car standing with gravelled borders and inset shrubs and plants.

### **REAR**

An enclosed garden laid mainly to lawn with a paved patio area at the rear. Timber garden shed. Gate giving pedestrian access at the side.

## AGENT'S NOTE

There is shared pedestrian access across the rear to the side gate for the neighbouring properties.

## DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road. Continue to the traffic lights and turn left into Station Road. Continue all the way down to the old railway station and the property will be found, nearly opposite on the right hand side.

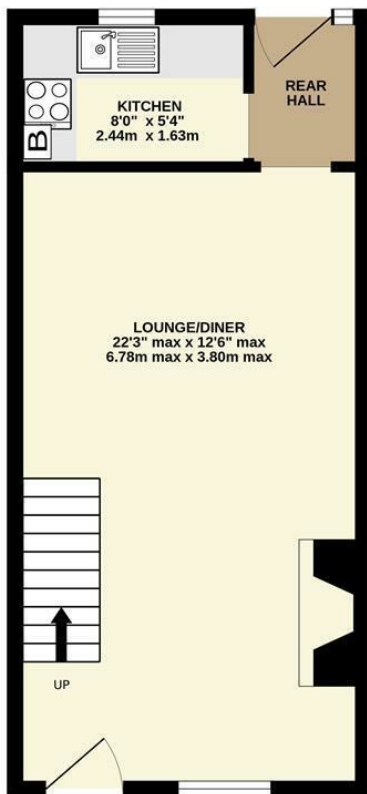
## COUNCIL TAX

Band A - £1489.13 2024/25 - Borough Council of King's Lynn & West Norfolk

## ENERGY PERFORMANCE CERTIFICATE

BAND - TBA

GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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.  
Made with Metropix ©2024



17 Blacktriars Street  
King's Lynn  
Norfolk  
PE30 1NN

7b Hunstanton Road  
Dersingham  
Norfolk  
PE31 6HH

50 Marshland Street  
Terrington St Clement  
Norfolk  
PE34 4NE

13 High Street  
Long Sutton  
Lincolnshire  
PE12 9DB

Email: [property@geoffreycollings.co.uk](mailto: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.