

Geoffrey & Collings Co

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Offers In Excess Of £250,000 Freehold



16 Crisp Close, Dersingham, King's Lynn, PE31 6YJ

NO ONWARD CHAIN A mature semi detached bungalow offering accommodation including Entrance Hall, Cloakroom, Lounge/Dining Room, Inner Hall, Kitchen, Side Entrance Porch, Two Double Bedrooms and Bathroom. The property which benefits from UPVC double glazing and gas central heating has gardens to the front and rear along with ample off road parking and a detached single garage.

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: 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.

UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Textured and coved ceiling, single radiator, doors to:-

CLOAKROOM

4'6" x 2'11" (1.37 x 0.89)

Textured and coved ceiling, UPVC double glazed window to side, corner wash hand basin with tiled splash back, low level WC.

LOUNGE/DINING ROOM

18'9" x 12'9" max (5.72 x 3.89 max)

Textured and coved ceiling, power points, television point, telephone socket, single radiator, double radiator, UPVC double glazed window to front, feature fireplace and hearth, glazed personnel door to:-

INNER HALL

Textured and coved ceiling, built in storage cupboard, airing cupboard housing hot water cylinder, doors to:-

KITCHEN

11'11" x 7'2" min (3.63 x 2.18 min)

Textured and coved ceiling, power points, double radiator, plumbing provision for washing machine, UPVC double glazed window to side, range of matching wall and base units with round edged work surfaces over, tiled splash backs, cupboard housing wall mounted gas boiler supplying domestic hot water and radiators, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, built in electric oven, built in ceramic hob with cooker hood over.

BEDROOM ONE

16'0" max x 9'7" max (4.88 max x 2.92 max)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to rear.

BEDROOM TWO

10'11" x 9'2" (3.33 x 2.79)

Textured and coved ceiling, power points, single radiator, double glazed white aluminium sliding door to rear.

BATHROOM

6'4" x 5'6" min (1.93 x 1.68 min)

Textured and coved ceiling, access to roof space, tiled floor, UPVC double glazed window to side, wall extractor, heated towel rail, suite comprising panelled bath with tiled splash back, along with mixer tap and fitted electric shower over. Vanity combi unit with inset wash basin and low level WC.

OUTSIDE

FRONT

Garden laid mainly to gravel with inset shrubs and plants, brickweave and paved driveway supplying ample car standing and leading round the side to a garage at the rear along with a gate giving pedestrian access to the rear garden, outside tap.

GARAGE

18'9" x 8'8" max (5.72 x 2.64 max)

Up and over door, power and lighting, UPVC double glazed window to side.

REAR

An enclosed garden laid mainly to lawn with gravelled areas along with inset shrubs and plants, paved patio area off the rear of bedroom two, timber garden shed.

DIRECTIONS

Leave our Dersingham office by turning right on to Hunstanton Road and then take the first turning right in to Mountbatten Road next to the Co-op Supermarket. Take the first turning right in to Earl Close and then the first left in to Crisp Close and the property will be found at the end on the right hand side.

SERVICES

Mains electricity, mains gas, mains water, mains drainage.

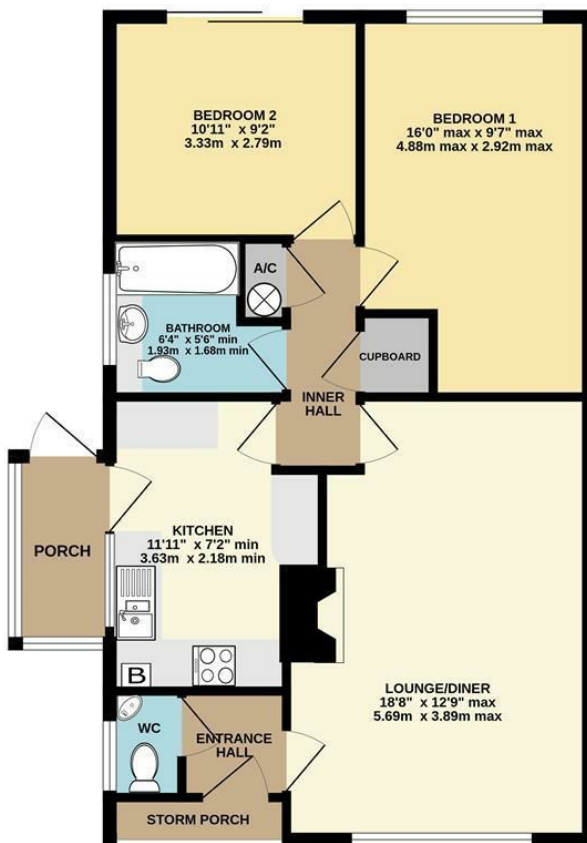
COUNCIL TAX BAND

Band - C £1891.69 for 2023-2024

ENERGY PERFORMANCE RATING

Rate - D

GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.3 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 is given 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.