

LANDLES



2 Chase Cottages | Thomas Street | King's Lynn



"THE CHASE AREA"

A mid-terrace 2 bedroom house situated on Thomas Street - a most convenient location within only a short walk of the town amenities, railway station and "The Walks" Park.

Purchase Price £139,000

Folio: T/224ts

- Living Room
- Dining Room
- Kitchen
- Stairs to First Floor Landing



- 2 Bedrooms
- Bathroom
- Rear Courtyard Garden
- Front Garden

2 Chase cottages is a mid-terrace 2 bedroom house situated within a short walk of the town amenities, park and local rail & bus stations. The property is understood to date from around the 1930's and offers 2 reception rooms, 2 bedrooms and some outdoor space at the front and rear.

King's Lynn is a popular West Norfolk market town which provides residents with a variety of amenities in the town centre and nearby Hardwick Retail Park. The area also offers easy access to the nearby North Norfolk Coastline, Royal Sandringham and the cities of Norwich & Peterborough are both around 1 hours drive via the A47.

Living Room

11' x 9' 1" (3.35m x 2.77m) (max)

With radiator, fireplace with tiled surround, room thermostat and BT telephone point.

Dining Room

11' 11" x 11' 11" (3.63m x 3.63m) (max)

With radiator and under stairs cupboard.

Kitchen

14' x 5' 11" (4.27m x 1.8m)

With fitted wall and base units, fitted worktops, stainless steel sink with drainer and mixer tap, point & space for an electric cooker, point & space for a washing machine, radiator, tiled surrounds and door to garden.

Stairs to First Floor Landing

With radiator and hatch to roof space.

Bedroom 1

12' x 9' (3.66m x 2.74m)

With radiator.

Bedroom 2

11' 11" x 11' (3.63m x 3.35m) (max)

With radiator and fireplace.

Bathroom

With pedestal hand basin, panelled bath with thermostatic shower over and glazed screen, tiled surrounds, radiator and door to WC with low level WC and wall mounted gas boiler.

Outside

The rear of the property benefits from a courtyard style garden with concrete area and paving. The front garden of the property is mostly laid to gravel. Pedestrian access from the side of the terrace.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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 "A" with a current annual charge of £1,289.54, 2021/2022.

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.

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.

LANDLES

Selling & Letting

Town & Country property
in King's Lynn and the
villages of North West Norfolk

Since 1856

Blackfriars Chambers, Blackfriars Street

King's Lynn PE30 1NY

t: 01553 772816

e: sales@landles.co.uk

w: www.landles.co.uk