

LANDLES



50 Eastfields | King's Lynn | Norfolk



The mid-terrace 3 bedroom family house conveniently situated close to the Queen Elizabeth Hospital and amenities of Gaywood. Now ready for general refurbishment with No Onward Chain.

Purchase Price £135,000

Folio: E/202ts



- Entrance Hall
- Living Room / Diner
- Kitchen
- Rear Vestibule
- Stairs to First Floor Landing



- 3 Bedrooms
- Bathroom & Separate WC
- Front & Rear Gardens
- Ready for Modernisation
- No Onward Chain

Eastfields is a terrace of similar style properties overlooking a central green of Winston Churchill Drive on the Fairstead estate. The property is conveniently situated for easy access to the Queen Elizabeth Hospital, Gaywood and town amenities and once refurbished, would be considered ideal for family occupation. There are two double bedrooms & a box room, front & Rear gardens and majority of the windows are double glazed units. **King's Lynn** is a historic West Norfolk Market which provides residents with amenities both in the centre and on the nearby Hardwick Retail Park. Transport links in & out of the area are good with mainline railway to London Kings Cross via Ely & Cambridge and A47 trunk road to Norwich & Peterborough. The surrounding Norfolk Countryside is on the doorstep with the renowned Norfolk coastline a short drive away on the A149.

Entrance Hall

With wood & glazed front entrance door, storage cupboard, BT telephone point and stairs to first floor landing.

Living Room / Diner

20' 1" x 13' 4" (6.12m x 4.06m) (max measurements)

Dual aspect with 2 electric storage heaters, serving hatch to Kitchen and television aerial point.

Kitchen

10' 2" x 7' 10" (3.1m x 2.39m)

With fitted wall & base units, worktops, stainless steel sink with drainer, point & space for a freestanding cooker, electric storage heater and door to Rear Vestibule.

Rear Vestibule

Double glazed with polycarbonate roof, door to rear garden and to old **outhouse/store** 6' 1" x 3' 7" (1.85m x 1.09m)

Stairs to First Floor Landing

With airing cupboard housing hot water cylinder, hatch to roof space and electric storage heater.

Bedroom 1

13' 4" x 9' 2" (4.06m x 2.79m)

With fitted cupboards and electric heater.

Bedroom 2

10' 2" x 9' 4" (3.1m x 2.84m)

With fitted cupboards and electric heater.

Bedroom 3

6' 8" x 4' (2.03m x 1.22m)

Bathroom

6' 10" x 4' 11" (2.08m x 1.5m)

With hand basin & cupboard under, panelled bath, tiled surrounds and wall mounted electric heater.

Separate WC

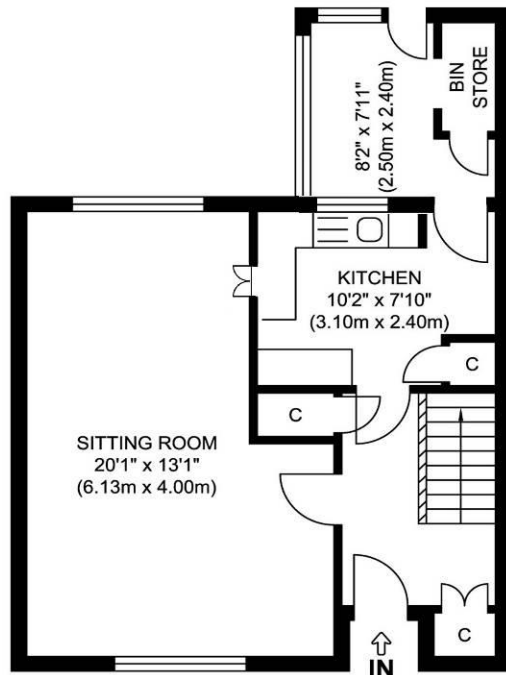
4' 11" x 2' 9" (1.5m x 0.84m)

With low level WC.

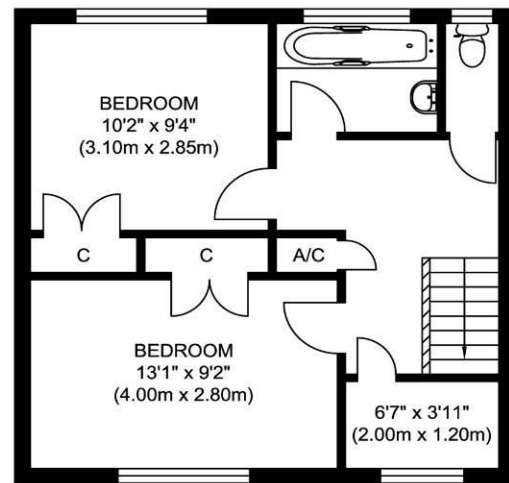
Outside

The property is situated off Swallowfield Road on an angle facing a communal green area. There is a front garden with pathway leading to the front entrance door. To the rear the property has a low maintenance garden laid to paving and gravelled areas.





GROUND FLOOR

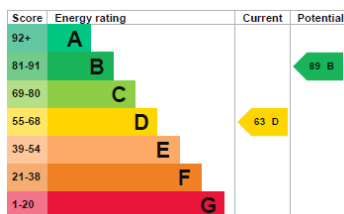


FIRST FLOOR

TOTAL APPROX FLOOR AREA OF HOUSE 872.19 SQ.FT. (81.03 SQ. M.)

50 Eastfields, Fairstead King's Lynn PE30 4SF

Illustration for identification purposes only, measurements are approximate, not to scale.



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 Mains water, electricity and drainage 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 £1,393.93, 2023/2024.

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

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