

LANDLES



120 Columbia Way | King's Lynn | Norfolk



The end-terrace 3 bedroom family house most conveniently situated within walking distance of local schools, town centre & Lynnsport facility.

Considered ideal for first time buyers & families.

No Onward Chain. EPC Band B

Purchase Price £195,000

Folio: C/516ts



- Entrance Porch & Hallway
- Living Room
- Dining Room
- Kitchen
- Stairs to First Floor Landing



- 3 Bedrooms
- Bathroom
- Front & Rear Gardens
- Gas Fired Rad CH & Double Glazing
- No Onward Chain

120 Columbia Way is an end-terrace 3 bedroom family house with front and rear gardens situated in a popular residential location on the outskirts of King's Lynn town centre. The property benefits from UPVC double glazing throughout, gas fired radiator central heating and the addition of a useful front porch. Ideal for families, this position offers convenience. The nearby Greenpark Academy and Lynnsport are within a 5 minute walk, with King's Lynn town centre and train station also being within a short distance.

Entrance Porch

8' 9" x 3' 9" (2.67m x 1.14m)

With UPVC front door with glazed side panels, tiled floor and UPVC internal door to hallway.

Entrance Hall

12' 1" x 5' 10" (3.68m x 1.78m)

With radiator, room thermostat and stairs to first floor landing.

Living Room

14' 5" x 12' 6" (4.39m x 3.81m) (max into bay)

With bay window, radiator with thermostat, television point and doors to the dining room.

Dining Room

9' 6" x 8' 10" (2.9m x 2.69m)

With French doors to the garden, BT telephone point and radiator with thermostat.

Kitchen

9' 8" x 9' 5" (2.95m x 2.87m)

With fitted wall & base units, fitted worksurfaces, stainless steel sink with drainer & monobloc tap, point & space for a freestanding cooker with extractor above, point & space for a washing machine, tiled floor, tiled surrounds, radiator with thermostat and UPVC door to the rear garden.

Stairs to First Floor Landing

With hatch to roof space.

Bedroom 1

12' x 9' 11" (3.66m x 3.02m)

With fitted cupboards and radiator with thermostat.

Bedroom 2

11' x 8' (3.35m x 2.44m)

With fitted cupboards, airing cupboard with shelving & radiator and radiator with thermostat.

Bedroom 3

8' 9" x 8' 2" (2.67m x 2.49m)

Radiator with thermostat.

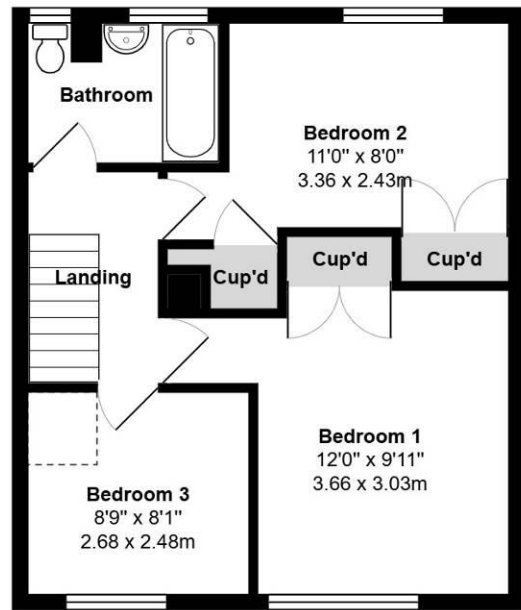
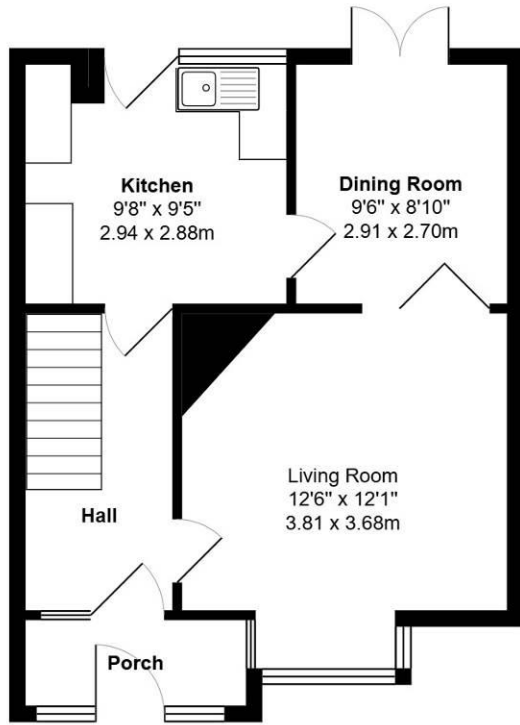
Bathroom

7' 7" x 5' 7" (2.31m x 1.7m)

With low level WC, pedestal hand basin, panelled bath with glazed screen, vinyl flooring, extractor and radiator with thermostat.

Outside

Externally, the property benefits from low maintenance gardens to the front and rear. The front garden, with boundary wall, is mainly laid to lawn with concrete pathway leading to the front door. The rear garden benefits from a paved patio off the dining room and a raised patio at the bottom of the garden with remaining area being laid to lawn.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

120, Columbia Way, King's Lynn, Norfolk, PE30 2LE

Illustration Layout - For identification purposes only. Measurements are approximate. Not to scale.

Solar Panels The property has solar panels fitted, owned by a company under a 25 year lease due to expire November 2039. Further details available upon request. Note: The lease is outside the security of tenure provisions of the 1954 Landlord & Tenant Act and contains a break clause as usually required by a mortgage lender. The property is understood to receive free electricity generated. Any surplus energy produced the company supplies to the grid and has the benefit of any FIT.

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 £1,459.27, 2024/2025.

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.

PRS Property Redress Scheme

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.

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