

# Geoffrey & Collings Co

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**Price £160,000 Freehold**



**16 Suffield Way, King's Lynn, Norfolk, PE30 3DE**

A mature semi-detached bungalow offering accommodation including:- Entrance Hall, Kitchen, Bathroom, Living Room, Inner Hall, Two Double Bedrooms and Bathroom. The property which requires refurbishment throughout, benefits from gas central heating and UPVC double glazing, along with gardens to the front and rear and ample off-road parking.

The property is situated in the popular Grange area within the large market town of Kings Lynn. Kings Lynn offers a range of services including Alive Leisure centre, swimming pool, shops, pubs, restaurants, the popular historic Quay area and with the North Norfolk coast being approximately 30 minutes drive. King's Lynn has a main line rail link to Ely, Cambridge and London King's Cross.

For further details and viewing arrangements in respect of the property, please contact our **KINGS LYNN** office of Geoffrey Collings & Co.

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

### **ENTRANCE HALL**

Skimmed ceiling, power points, telephone socket, single radiator. Doors to living room, kitchen and bathroom.

### **BATHROOM**

6'7 x 5'6 (2.01m x 1.68m )

Polystyrene tiled ceiling, tiled floor, single radiator, UPVC double glazed window to side. Suite comprising tiled bath, wash hand basin, low level WC.

### **KITCHEN**

10'8 x 10'2 (3.25m x 3.10m )

Skimmed ceiling, tiled floor, double radiator, UPVC double glazed window and door to side. Wall mounted base units with work surface over, sink unit with cupboard under, built-in storage cupboard. Space for fridge/freezer, space for cooker. Airing cupboard housing gas fired boiler supplying domestic hot water and radiators. Door to inner hall.

### **LIVING ROOM**

13'11 x 11'5 max (4.24m x 3.48m max )

Skimmed and coved ceiling, power points, TV aerial, double radiator. UPVC double glazed window to front. Feature open fireplace with tiled surround and hearth.

### **INNER HALL**

Skimmed ceiling, access to roof space, power point. Doors to kitchen, living room and bedrooms.

### **BEDROOM 1**

12'3 x 9'6 max (3.73m x 2.90m max )

Textured ceiling, power points, single radiator, UPVC double glazed window to rear, built-in wardrobe with sliding wooden doors.

### **BEDROOM 2**

10'7 max x 10'2 (3.23m max x 3.10m )

Textured ceiling, power point, single radiator, UPVC double glazed window to rear. Built-in cupboard.

## **OUTSIDE**

### **FRONT**

The property has a walled frontage and the garden is laid mainly to shingle with borders containing mature shrubs and plants, inset mature tree, drive way down the left side of the property with a path leading across the front giving pedestrian access to the front entrance door, outside tap

### **REAR**

Garden laid mainly to vegetable patches and enclosed mainly by fencing. There is a shingle area to the rear of both bedrooms, inset fruit trees and other plants, garden shed, greenhouse.

## **ADDITIONAL NOTES**



## ENERGY RATING

EPC = D

## COUNCIL TAX

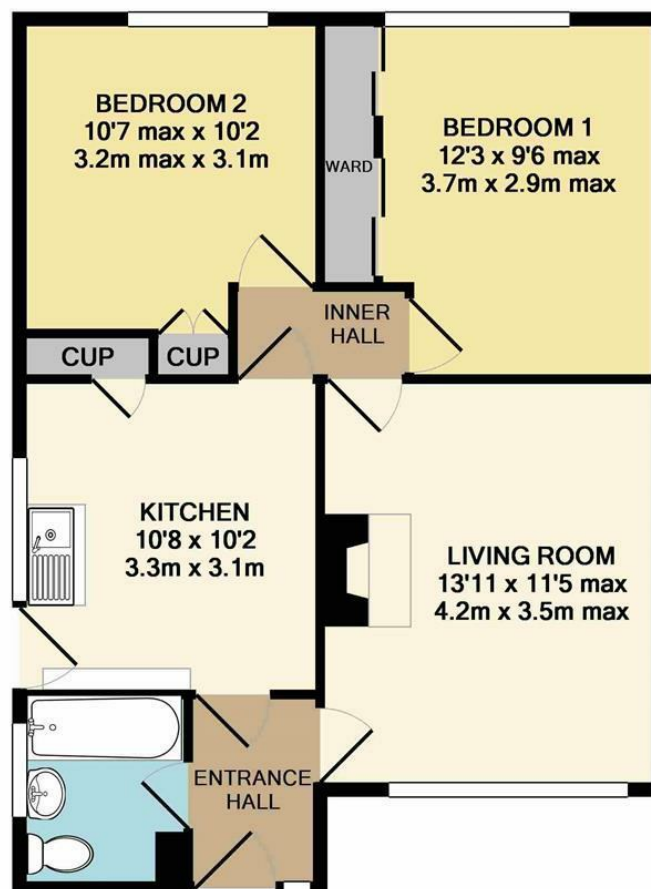
Council Tax Band - B = £1,390.65 for 2019/20

## SERVICES

We understand there is a main supply of gas, electricity, water and drainage installed to the property.

## DIRECTIONS

Leave our Kings Lynn office by heading out of town on the North Lynn bypass and at the Audi garage turn right at the traffic lights. At the mini roundabout turn left and then left again into Spenser Road. Follow the road down and take the third turning on the right into Suffield Way. Follow the road down and the property will be found just a short distance of the right hand side.



TOTAL APPROX. FLOOR AREA 595 SQ.FT. (55.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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