

LANDLES



5 James Close, King's Lynn



**The modern semi-detached bungalow situated
in a small cul-de-sac on the edge of the town.
Bright southerly aspect.**

Purchase Price £168,000

Folio: J/67t

5 James Close, King's Lynn, Norfolk PE30 3SH

- Hall
- 17' Lounge Diner
- Kitchen
- 2 Bedrooms
- Shower Room
- Gas Rad CH & Hot Water
- UPVC Double Glazing
- Gardens & Driveway

James Close is a small cul-de-sac of just a few bungalows off Bedford Drive on the northern edge of the town. This is a convenient location for easy access to a wide range of local amenities in the Woottons, Gaywood and King's Lynn town centre. The property is traditionally built about the 1990's, in cavity brick and block main walls under a pitched tiled roof with uPVC sealed unit double glazing. It occupies a good plot with brick southerly front aspect, with a long side driveway affording off street parking. The accommodation comprises;

UPVC entrance door to;

Hall

With store cupboard and hatch to roof space.

Lounge Diner

17' 7" x 11' 5" (5.36m x 3.48m)

Kitchen

9' 10" x 9' (3m x 2.74m)

With a range of white fronted wall and base units, granite effect worktops, space for fridge freezer, point for gas cooker, stainless steel extractor canopy, Worcester wall mounted combination gas boiler providing central heating via radiators to principal rooms with thermostats and hot water on demand, plumbing for washing machine and stainless steel sink and drainer.

Bedroom 1

11' x 10' 6" (3.35m x 3.2m)

Bedroom 2

10' x 8' (3.05m x 2.44m)

With sliding patio doors to rear garden.

Shower Room

With drained wet floor, tiled surrounds, low level WC, hand basin and electric shower.

Outside

The bungalow is set back with lawned front garden including borders set with heathers. Side driveway, fencing and gate to rear garden, mainly laid to lawn. NB Room for a garage (STP).



West Norfolk..... a great place to live.

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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 "B" with a current annual charge of £1,266.39, 2017/2018.

Tenure

Freehold. Vacant possession upon completion.

Anti Money Laundering Directive

In accordance with the above prospective purchasers will be required to provide the usual proof of identity documents at the stage of agreeing a subject to contract sale.

Viewing

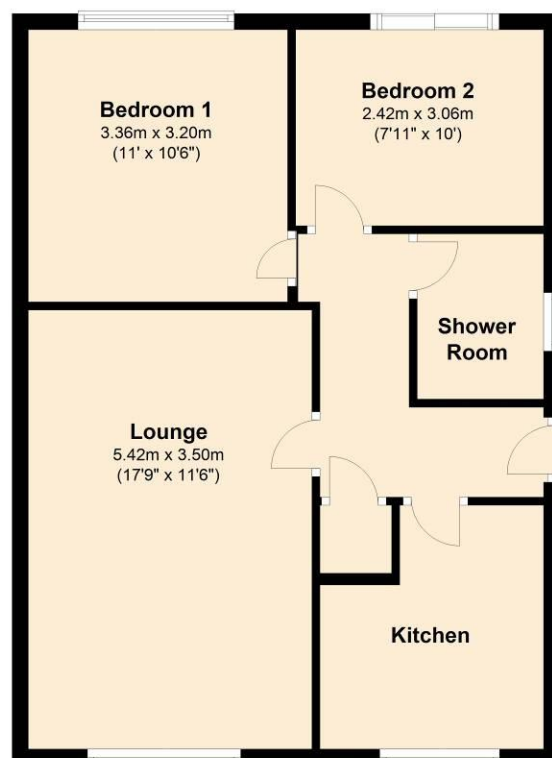
Further details and arrangements for viewing may be obtained from LANDLES.

Negotiations

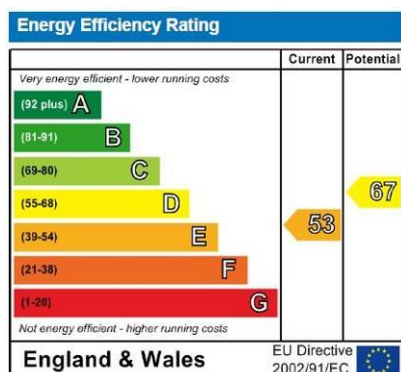
All negotiations in respect of this property are to be carried out strictly via the Agents, LANDLES.

Ground Floor

Approx. 56.7 sq. metres (610.0 sq. feet)



All Sizes Are Approximates Only
Plan produced using PlanUp.



IMPORTANT NOTE

Messrs. 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 and do not constitute any part of a contract
- (ii) no person in the employment of Messrs. 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 statutory etc is excluded from the sale whether appearing in images or not

LANDLES

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