

LANDLES



15 Fen Road | Watlington | Norfolk



The detached 2 bedroom bungalow positioned on a generous corner plot in the village of Watlington, close to local doctors surgery, primary school & railway station.

Gated driveway with detached single garage at rear.

No Onward Chain

Purchase Price £270,000

Folio: F/241ts



- Entrance Porch & Hall
- Living Room
- Kitchen
- Utility
- Conservatory



- 2 Bedrooms
- Bathroom
- Good Size Rear Garden
- Off Street Parking & Detached Garage
- No Onward Chain

Watlington is a medium sized village located around 6 miles to the South of King's Lynn, just off the A10 trunk road. Well served, the area provides residents access to a range of local amenities including village store, post office, medical centre, primary school, restaurant, village hall and church, all of which are within walking distance. A major advantage and convenience to Watlington is its railway station picking up the mainline from King's Lynn to London Kings Cross stopping at the nearby cities of Ely and Cambridge. **15 Fen Road** is a detached 2 bedroom bungalow positioned on a corner plot affording a wider garden along with gated driveway to the rear accessed via Chestnut Close. Fitted with UPVC double glazing throughout and electric radiators, the accommodation is well laid out and provides an ideal opportunity for a new owner to update to suit their requirements.

Porch

With UPVC & glazed entrance door, tiled floor and UPVC & glazed door to

Entrance Hall

With electric radiator, hatch to roof space and airing cupboard with hot water cylinder & immersion.

Living Room

18' 2" x 11' 7" (5.54m x 3.53m)

With bow window, fireplace with decorative tiled surround & electric feature fire, electric radiator, points for wall lights, television aerial point & BT telephone point.

Kitchen

12' 2" x 10' 5" (3.71m x 3.18m)

With fitted wall & base units, fitted worksurfaces, 1½ bowl stainless steel sink with drainer & monobloc tap, point & space for a freestanding electric cooker, tiled wall surrounds and vinyl flooring.

Lobby

With cupboard and UPVC & glazed door to conservatory.

Utility

5' x 4' 11" (1.52m x 1.5m)

With fitted wall & base units, fitted worksurfaces, stainless steel sink with drainer, plumbing for a washing machine, tiled wall surrounds and tiled floor.

Bedroom 1

13' 9" x 9' 8" (4.19m x 2.95m)

With electric radiator.

Bedroom 2

10' 2" x 9' 8" (3.1m x 2.95m)

With electric radiator.

Bathroom

8' 6" x 7' 5" (2.59m x 2.26m) (max)

With low level WC, pedestal hand basin, panelled bath with electric shower above & glazed screen, tiled wall surrounds, electric towel radiator and electric fan heater.

Outside

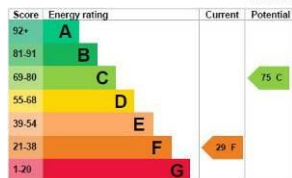
The front of the property faces Fen Road and is low maintenance being laid to gravel with paved pathway to the front door and picket fence with gate. The rear garden is wider extending along the side of the bungalow and is laid mostly to lawn with a brickweave patio. There is a gravel driveway with gates accessed off Chestnut Close which provides vehicular access to the detached **Garage 18' 7" x 9' 6" (5.66m x 2.9m)** with powered up & over door, personnel door, lighting & power.



Fen Road, Watlington, King's Lynn, Norfolk PE33 0JA

Total Area Approx: 971 ft² ... 90.2 m² (excluding garage)

Illustration for identification purposes only. All measurements are approximate and 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 "C" with a current annual charge of £2,075.00, 2025/2026.

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.

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