



Hall Lane, King's Lynn, PE33

£245,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

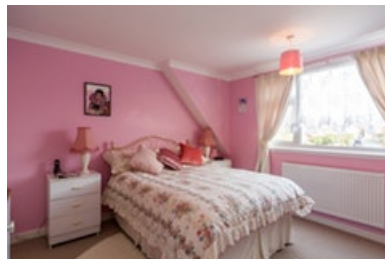
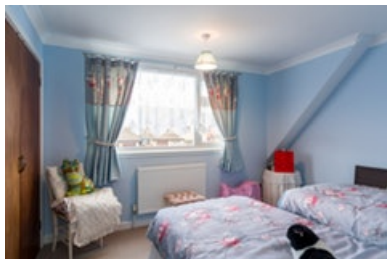
Housesimple is pleased to present to the market this 3 bedroom detached house for sale in King's Lynn Norfolk. On the ground floor there is a separate kitchen/diner, living room and Utility. On the first floor there is 3 double bedrooms and the family bathroom. Further benefits include a garage and

Key features:

- Garage And Driveway
- Three Double Bedrooms
- Generous Size Garden

Extra info:

- **Property Age:** 64 years
- **Council Tax:** Band C (£1527.86 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



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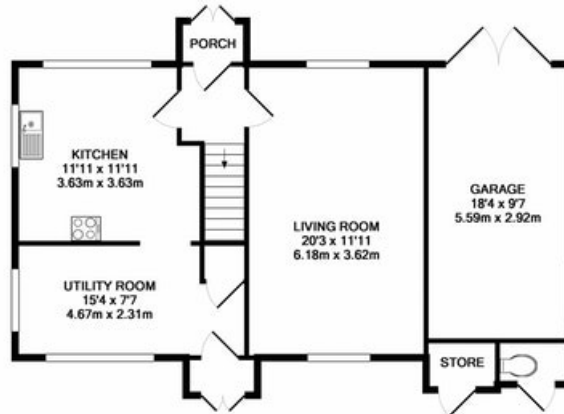
On the ground floor there is a separate kitchen/diner, living room and Utility.

On the first floor there is 3 double bedrooms and the family bathroom.

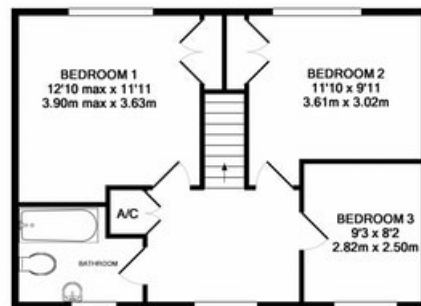
Further benefits include a garage and drive way, and a generous size rear garden that is easy to maintain with a patio area, ideal for outside dining.

Contact Housesimple today to arrange a viewing

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 759 SQ.FT.
(70.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 529 SQ.FT.
(49.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 1287 SQ.FT. (119.6 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

64, Hall Lane, West Winch, KING'S LYNN, PE33 0PP

Dwelling type: Detached house	Reference number: 2778-5998-6262-9677-9910
Date of assessment: 23 December 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 23 December 2013	Total floor area: 98 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,214
Over 3 years you could save	£ 297

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 165 over 3 years	<div style="font-size: 2em; font-weight: bold;">↑</div> You could save £ 297 over 3 years
Heating	£ 1,659 over 3 years	£ 1,509 over 3 years	
Hot Water	£ 324 over 3 years	£ 243 over 3 years	
Totals	£ 2,214	£ 1,917	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-x-small;">Very energy efficient - lower running costs</p> <p style="font-size: x-x-small;">Not energy efficient - higher running costs</p>	<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 1.5em;">70</td> <td style="text-align: center; font-size: 1.5em;">83</td> </tr> </table>	Current	Potential	70	83	<p style="font-size: x-small;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: x-small;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: x-small;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: x-small;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: x-small;">The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Current	Potential					
70	83					

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 156
2 Low energy lighting for all fixed outlets	£20	£ 57
3 Solar water heating	£4,000 - £6,000	£ 84

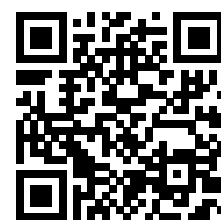
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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