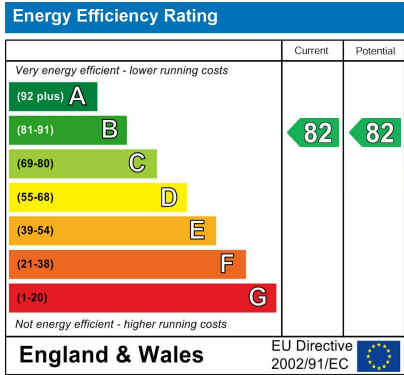




DIRECTIONS

Head out of Kings Lynn along London Road to the South Gates roundabout. Take the fourth exit onto Wisbech Road where the property can be found on the right hand side.



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



96b Wisbech Road King's Lynn Norfolk PE30 5LB

TWO BEDROOM GROUND FLOOR APARTMENT IN CONVENIENT LOCATION

King's Lynn

£115,000 Leasehold

08006546333
damian@norfolkpropertya





HALLWAY 13'1 max x 10'10 max (3.99m max x 3.30m max)
L shaped with laminate flooring, entry phone, window to side aspect and double radiator.

KITCHEN / LIVING ROOM 26'0 x 11'3 (7.92m x 3.43m)
Range of base wall and drawer units, with worktop over. Integrated hob and oven with extractor hood over. Space for washing machine and fridge freezer. Stainless steel sink with mixer tap over. Laminate flooring. Window to side aspect and a double radiator.

SHOWER ROOM 5'8 x 5'8 (1.73m x 1.73m)
Three piece suite comprising of a hand wash basin with mixer tap over, W.C, and a shower cubicle with thermostatic shower. Vinyl flooring, double radiator and an extractor fan.

BEDROOM ONE 14'2 x 9'5 (4.32m x 2.87m)
Laminate flooring, double radiator and a window to the side aspect.

ENSUITE 5'8 x 5'8 (1.73m x 1.73m)
Three piece suite comprising of a hand wash basin with mixer tap over, W.C, and a shower cubicle with thermostatic shower. Vinyl flooring, double radiator and an extractor fan.

BEDROOM TWO 14'2 x 9'5 (4.32m x 2.87m)
Laminate flooring, double radiator and a window to the side aspect.



**** Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000 **** Situated on Wisbech Road, King's Lynn. Ground floor flat presenting an excellent opportunity for first-time buyers or those seeking a rental investment. With its neutral décor, the property offers an inviting atmosphere, making it easy for new owners to add their personal touch. The flat features a spacious open-plan kitchen and living area, perfect for modern living and entertaining. This design not only maximises space but also creates a warm and welcoming environment. The property boasts two well-proportioned bedrooms, with the first bedroom benefiting from an ensuite bathroom, providing added convenience and privacy. In addition to the ensuite, there is a second bathroom, ensuring that both residents and guests have ample facilities. The flat has previously been used as a rental property, highlighting its appeal and potential for generating income. This property is ideally situated, offering easy access to local amenities and transport links, making it a practical choice for those looking to settle in King's Lynn. Whether you are a first-time buyer eager to step onto the property ladder or an investor seeking a reliable rental opportunity, this flat is sure to meet your needs. Don't miss the chance to view this lovely home and explore the possibilities it has to offer.

GROUND FLOOR

