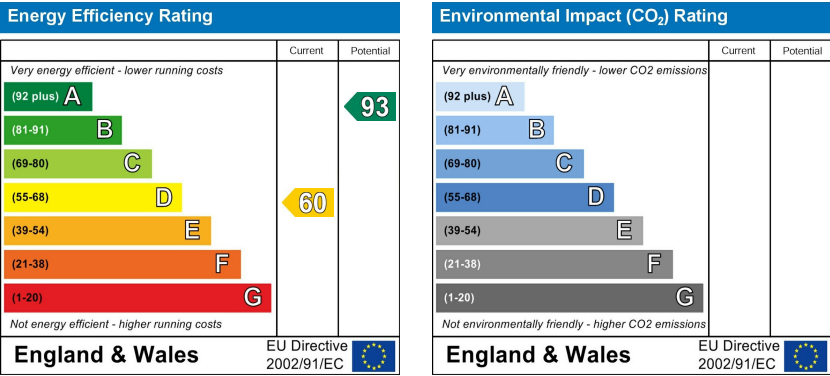


DIRECTIONS

Sat Nav: PE30 1NF



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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

This disclaimer must go on to all probate properties – new and existing:



35 Railway Road King's Lynn PE30 1NF

MID TERRACE TWO BEDROOM HOUSE

King's Lynn

£62,000 Freehold

Telephone: 0800 6546 333
www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



OPEN PLAN KITCHEN LIVING AREA 20'6 x 10'3 (6.25m x 3.12m)
Range of wall, base and drawer units with worktop over, integrated electric hob with extractor hood over, double electric oven. Stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine. Space for fridge. Wood effect flooring, UPVC double glazed window to front aspect and stairs to first floor.

SHOWER ROOM 3'5 x 9'9 (1.04m x 2.97m)
Hand wash basin set within vanity unit and mixer tap over, W.C, and quadrant shower cubicle with electric shower fully tiled. Extractor fan. Heated towel rail. Wood effect flooring.

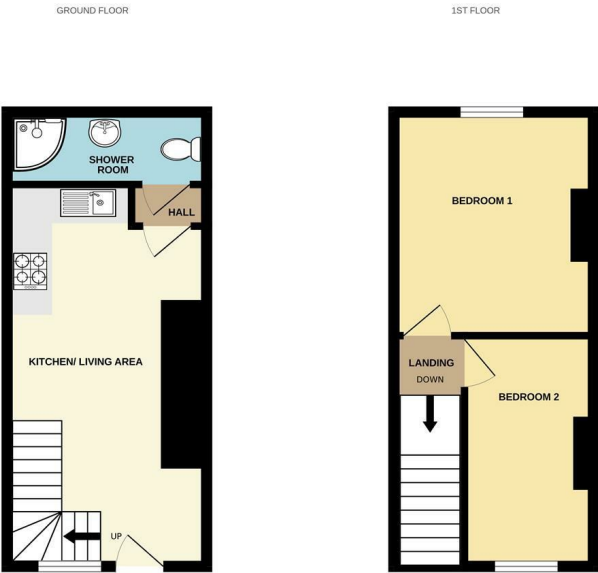
BEDROOM ONE 11'7 max x 11'7 (3.53m max x 3.53m)
Fitted carpet and window to rear aspect.

BEDROOM TWO 6'4 x 13'2 (1.93m x 4.01m)
Fitted carpet, UPVC/window to front aspect. Wall mounted electric heater.

IMPORTANT INFORMATION



****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £62,000**** Located on Railway Road in the town of King's Lynn, Norfolk this mid-terrace house presents an excellent opportunity for both investors and first-time buyers. The property boasts a well-designed open plan kitchen and living area along with a ground floor shower room which adds convenience, making daily routines effortless. With two comfortable bedrooms, this home offers ample space for individuals or small families. The property is situated in a convenient central area, with permit parking available. This residence is not only a lovely home but also an ideal rental opportunity for those looking to invest in the thriving King's Lynn property market. Its combination of modern living and practical features makes it a standout choice for anyone seeking a comfortable and accessible living space. In summary, this mid-terrace house on Railway Road is a fantastic option for those looking to enter the property market, whether as a first home or as a rental investment. Don't miss the chance to make this charming property your own.



Whilst every attempt has been made to ensure the accuracy of the floorplan, complete floor, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error. Measurements are approximate. This plan is for illustrative purposes only and should be used as a guide only. The perspective is not intended. The overall, systems and appearance shown have not been visited and no guarantee is given for their accuracy or efficiency for the goods. Made with Mapbox 12/2023



