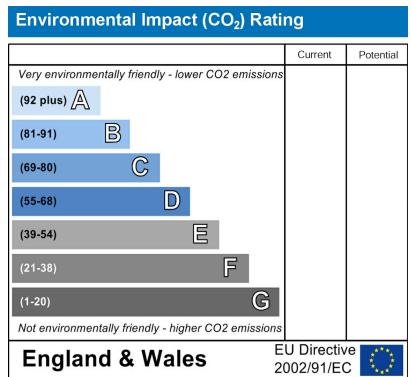
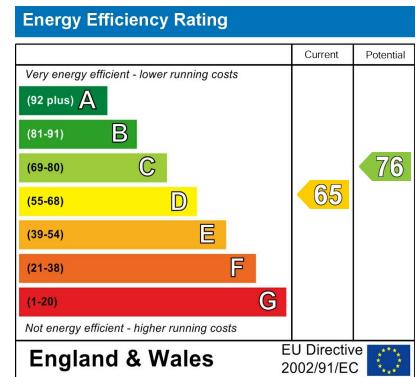


DIRECTIONS

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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.

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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.

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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.

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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.



41 Balmoral Road Gaywood King's Lynn PE30 4DF

**SEMI-DETACHED TWO BEDROOM BUNGALOW IN POPULAR LOCATION
IN NEED OF MODERNISATION**

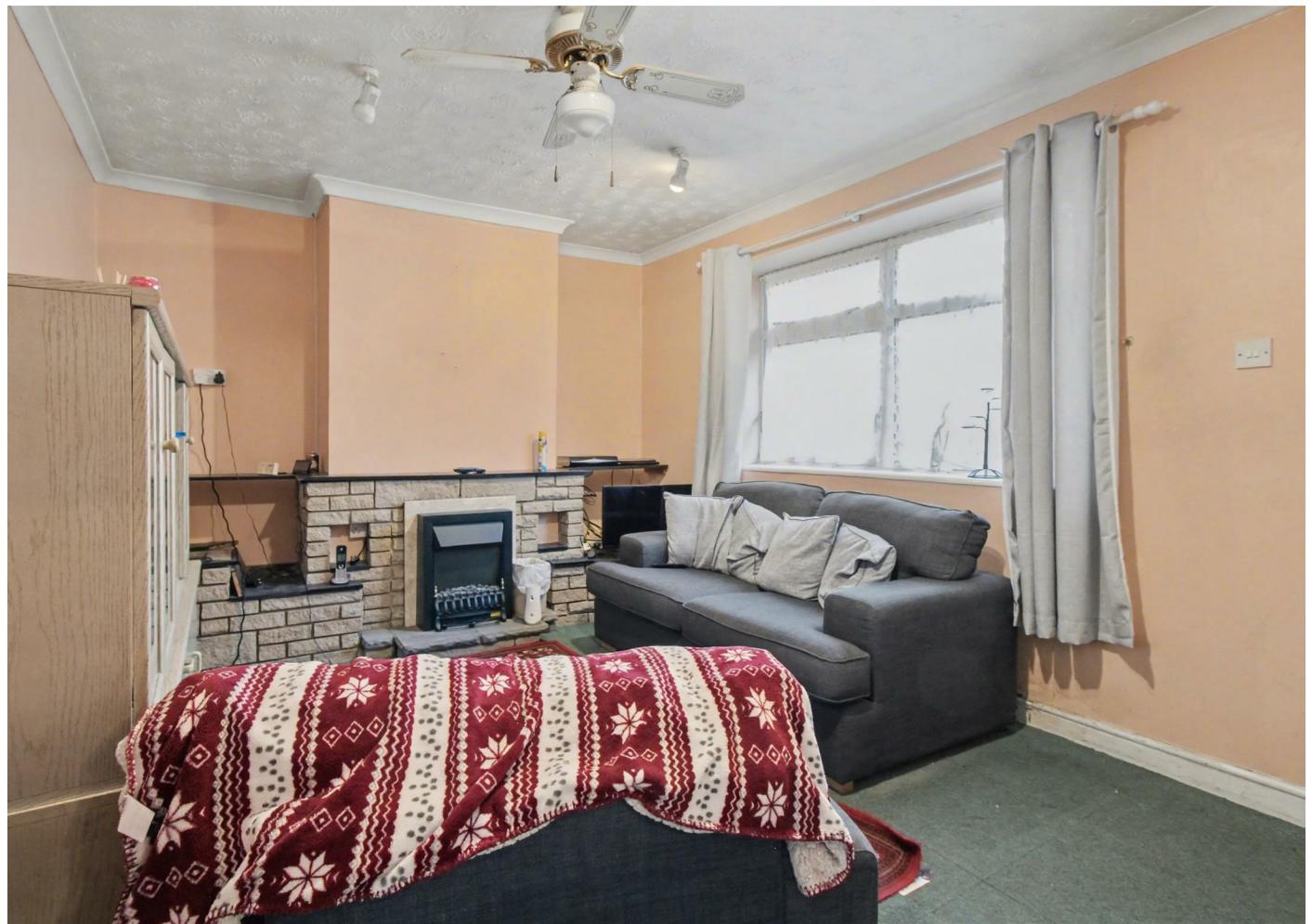
King's Lynn

£100,000 Freehold

Telephone: 0800 6546 333

www.norfolkpropertyauctions.co.uk

Email: sales@norfolkpropertyauctions.co.uk



KITCHEN

Range of wall and base and drawers units, with stainless steel sink and mixer tap over. Integrated electric oven and hob, Space for Freestanding Fridge/Freezer. Wall mounted boiler. Vinyl flooring. Window and door through to the garden room at the rear aspect.

LOUNGE

Fitted carpet, window to front aspect, radiator and fireplace.

10'8 x 9'7 (3.25m x 2.92m)

CONSERVATORY

Vinyl flooring with door to rear garden.

16'4 into recess x 10'5 (4.98m into recess x 3.18m)

BEDROOM ONE

Fitted carpet, window to front aspect and radiator

11'10 max x 10'4 max (3.61m max x 3.15m max)

BEDROOM TWO

Fitted carpet, window to rear and radiator.

8'10 x 8'3 (2.69m x 2.51m)

BATHROOM

Three piece suite comprising of a hand wash basin, bath and a W.C. Window to the rear aspect.

REAR OF PROPERTY

Rear garden, mainly laid to lawn with patio area.

IMPORTANT INFORMATION

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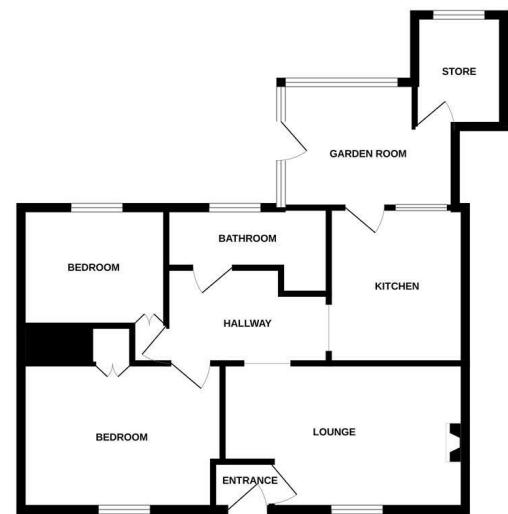
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** Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000 ** Situated on Balmoral Road in the sought-after area of Gaywood, King's Lynn, this semi-detached bungalow presents an exciting opportunity for those looking to create their dream home. With two bedrooms and a bathroom, this property is perfect for small families, couples, or individuals seeking a comfortable living space. The bungalow boasts bright rooms that invite natural light. While the property requires modernisation throughout, it offers a blank canvas for buyers to infuse their personal style and preferences. The recent installation of a new boiler and central heating ensures that the home is warm and efficient, providing peace of mind for future occupants. Situated in a popular location, this property is surrounded by local amenities, schools, and parks, making it an ideal choice for those who value convenience and community. Whether you are looking to invest or settle down, this property is a fantastic opportunity to create a home tailored to your needs. Don't miss the chance to explore the potential that awaits you on Balmoral Road.

GROUND FLOOR



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