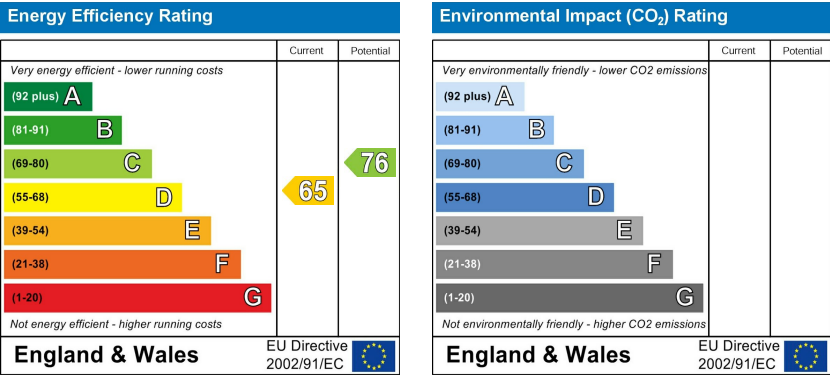


DIRECTIONS

SAT NAV: PE30 4DF WHAT THREE WORDS: agreement.unfocused.premature



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

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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

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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.	10'8 x 9'7 (3.25m x 2.92m)
LOUNGE Fitted carpet, window to front aspect, radiator and fireplace.	16'4 into recess x 10'5 (4.98m into recess x 3.18m)
CONSERVATORY Vinyl flooring with door to rear garden.	
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 MEASUREMENTS: All measurements quoted are approximate.	

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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.

