



Walker Street, King's Lynn PE30 2AR

welcome to

Walker Street, King's Lynn

Located close to local amenities and within easy reach of the town centre is this well presented three bedroom detached bungalow which is being offered with no onward chain. Viewing highly recommended.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Accommodation:

Double Glazed Entrance Door To

Lounge

16' 9" x 15' 1" into bay (5.11m x 4.60m into bay)
Double glazed bay window. Wood effect laminate flooring. Radiator. Door to:-

Kitchen

10' 8" x 6' 4" (3.25m x 1.93m)
Range of base and wall units, roll edge work top, inset circular sink with mixer tap over. Integrated fridge freezer, built-in oven, electric hob, extractor over, space and plumbing for washing machine, wall mounted gas boiler, double glazed window, ceramic tiled floor, radiator, double glazed door to rear.

Bathroom

10' 9" x 4' 1" (3.28m x 1.24m)
Shower cubicle, low level WC, wash hand basin, heated towel rail, fully tiled floor and walls, inset spotlights, double glazed window.

Bedroom One

11' 1" x 9' 9" (3.38m x 2.97m)
Double glazed window, radiator, wood effect laminate floor.

Bedroom Two

14' 3" x 11' 1" (4.34m x 3.38m)
Double glazed window, radiator, wood effect laminate floor.

Bedroom Three

12' 3" x 12' 5" into bay (3.73m x 3.78m into bay)
Fitted wardrobes, radiator, wood effect laminate floor.

Outside

Off road parking to the front. Enclosed rear garden.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Close to Local Amenities
- Detached 3 Bed Bungalow

Tenure: Freehold EPC Rating: C

guide price

£175,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN118654 - 0005

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