



Wisbech Road, King's Lynn, PE30 5JW

welcome to

Wisbech Road, King's Lynn

Ideal first time buy or investment opportunity with this beautifully presented and recently renovated three bedroom terraced house located close to local amenities and is being offered with no onward chain.



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.

Lounge

12' 5" x 12' 4" (3.78m x 3.76m)

Double glazed entrance door to lounge, double glazed bay window, wood effect laminate floor, radiator

Kitchen/ Breakfast Room

12' 3" x 12' 2" (3.73m x 3.71m)

Range of newly fitted base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, electric hob, extractor over, integrated dishwasher and washing machine, breakfast bar, double glazed window, stairs to first floor, wood effect laminate floor, opening to:-

Utility Area

7' 2" x 5' 5" (2.18m x 1.65m)

Space for fridge freezer, cupboard unit housing new gas boiler, double glazed door to rear, wood effect laminate floor, door to:-

Bathroom

6' 10" x 5' 5" (2.08m x 1.65m)

Newly fitted bath with shower mixer tap over, low level WC, wash hand basin, heated towel rail, part tiled walls, ceramic tiled floor, obscure glazed window to rear, wood effect laminate floor

First Floor Landing

Loft hatch, wood effect laminate floor

Bedroom One

12' 5" x 10' 1" (3.78m x 3.07m)

Two double glazed windows, radiator, wood effect laminate floor

Bedroom Two

9' 3" x 9' 4" (2.82m x 2.84m)

Double glazed window, radiator, wood effect laminate floor

Bedroom Three

7' 4" x 7' 2" (2.24m x 2.18m)

Double glazed window, radiator, wood effect laminate floor, low level WC, wash hand basin

Outside

There is an enclosed garden to the front. The rear garden has a large decked patio area and leads onto a further garden with garden shed and rear access gate with potential off road parking at the rear (subject to planning consent)



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Wisbech Road, King's Lynn

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Located Close to Amenities
- Recently Renovated to a High Standard Throughout

Tenure: Freehold EPC Rating: D

guide price

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN118923 - 0003

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