



Pentney Lakes, Common Road, Pentney, King's Lynn, PE32 1LE

welcome to

Pentney Lakes, Common Road, Pentney, King's Lynn

Superbly presented two bedroom detached property set in Pentney Lakes. This would make an ideal holiday let, second home or investment opportunity.



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:

Open Plan Kitchen/ Lounge

31' 6" x 20' 11" (9.60m x 6.38m)

Range of base and wall units, roll edge worktop surface over, inset 1 1/2 bowl stainless steel sink with mixer tap over, built in electric oven, electric hob, extractor over. Washing machine, dishwasher and fridge freezer, central multi fuel burner, two radiators, one upright radiator, full width sliding double glazed doors, timber flooring, air conditioning unit, further double glazed windows, door to:

Bedroom One

13' 11" x 10' 2" (4.24m x 3.10m)

Two double glazed windows, radiator, timber flooring, door to:

En-Suite

10' 3" x 4' 7" (3.12m x 1.40m)

Walk in shower, low level WC, hand wash basin, heated towel rail, wood effect laminate flooring, double glazed window.

Bedroom Two

13' 6" x 9' 10" (4.11m x 3.00m)

Two double glazed windows, radiator, timber flooring, door to:

En-Suite

9' 10" x 4' 10" (3.00m x 1.47m)

Walk in shower, low level WC. hand wash basin, wood effect laminate flooring, double glazed window, heated towel rail.

Outside

To the front of the property is an extensive shingle driveway with steps leading up to the property. The rear garden is laid to shingle and decking and is enclosed by timber fencing.

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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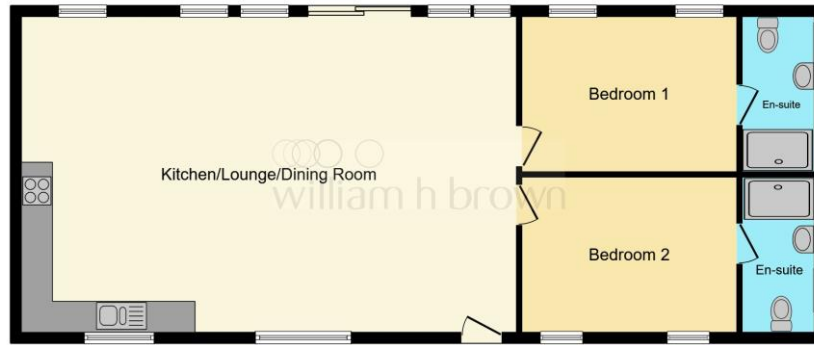
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached 2 Bed Property
- Open Plan Kitchen / Lounge

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN118950 - 0002

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