



Park Lane, Snettisham King's Lynn PE31 7NW

welcome to

Park Lane, Snettisham King's Lynn

NO CHAIN! This two bedroom, semi detached property, situated in this popular and sought after coastal village of Snettisham. The property benefits from a spacious open plan lounge/ diner including a cosy log burner. kitchen and downstairs bathroom. Perfect for a first time buyer.



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 £300 inc VAT towards the preparation cost of the pack.

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.

Entrance Hall

Double glazed door to the front. Leading in to:

Lounge/ Diner

17' 11" max x 12' 11" max (5.46m max x 3.94m max)
Log burner. Double glazed door and window to the front. Double glazed door to the rear. Radiator.

Kitchen

7' 1" max x 6' 1" max (2.16m max x 1.85m max)
Fitted with a range of base and wall units, stainless

steel sink and drainer unit, fitted worktops, radiator, gas cooker space with extractor over. Space for undercounter fridge, space and plumbing for washing machine. Double glazed window to the front.

Bedroom One

11' 10" x 9' 9" (3.61m x 2.97m)
Double glazed window to the front. Radiator. Two built in storage cupboards.

Bedroom Two

9' 11" max x 7' 1" max (3.02m max x 2.16m max)
Double glazed window to the side. Fitted pin wardrobe. Cupboard with solar panel hot water tank. Loft access giving access to combi boiler via drop down ladder.

Bathroom

Double glazed window to the side. Wash hand basin with stainless steel taps. WC. Bath with stainless steel tap and mains shower overhead. Heated towel rail.

Outside Front Garden

Space for bin storage. Bench seating area.

Rear Garden

Enclosed patio courtyard garden.



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Park Lane, Snettisham King's Lynn

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN
- Two Bedroom, Semi Detached House

Tenure: Freehold EPC Rating: D

guide price

£145,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HUN105881 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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