



**Loke Road, King's Lynn, PE30 2AY**

**welcome to**

## **Loke Road, King's Lynn**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Close to Local Amenities
- Shop Premises with Two Store Rooms

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

**£160,000**

### **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.

### **Shop Premises**

18' 5" x 11' 7" ( 5.61m x 3.53m )

Two small store rooms

### **Apartment**

**Entrance Door To:-**

### **Entrance Hall**

Stairs to first floor, door to:-

### **Lounge**

11' 6" x 9' 10" ( 3.51m x 3.00m )

(Irregular in shape) Double glazed window, electric heater

### **Kitchen**

11' 9" min x 6' 11" max ( 3.58m min x 2.11m max )

(Irregular in shape) base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space for cooker and fridge freezer, double glazed window, electric heater

### **Shower Room**

7' 9" max x 4' 9" max ( 2.36m max x 1.45m max )

(Irregular in shape) Shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window



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**Property Ref:**

KLN119342 - 0002

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