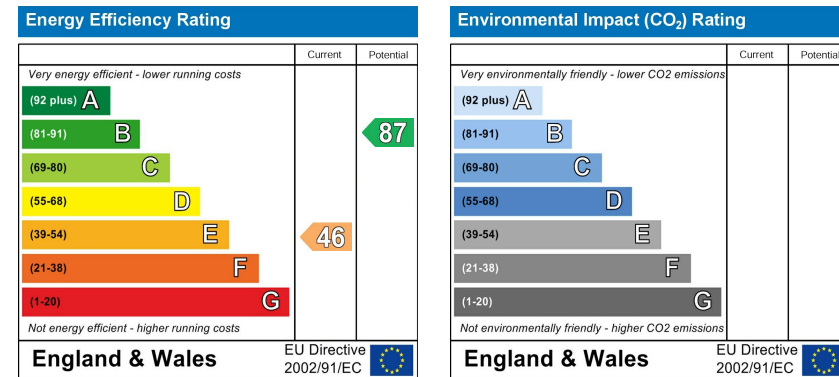


## DIRECTIONS

SAT NAV: PE30 1NJ



## NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

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*This disclaimer must go on to all probate properties – new and existing:*



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<b>KITCHEN</b>	16'6 x 10'11 (5.03m x 3.33m)
<b>LOUNGE</b>	14'06 x 11'1 (4.42m x 3.38m)
<b>BEDROOM ONE</b>	12'11 x 10'11 (3.94m x 3.33m)
<b>BEDROOM TWO</b>	7'6 x 6'1 (2.29m x 1.85m)
<b>SHOWER ROOM</b>	
<b>W.C</b>	
<b>BEDROOM THREE - SECOND FLOOR</b>	15'10 x 11'10 (4.83m x 3.61m)

**COURTYARD GARDEN**

**IMPORTANT INFORMATION**

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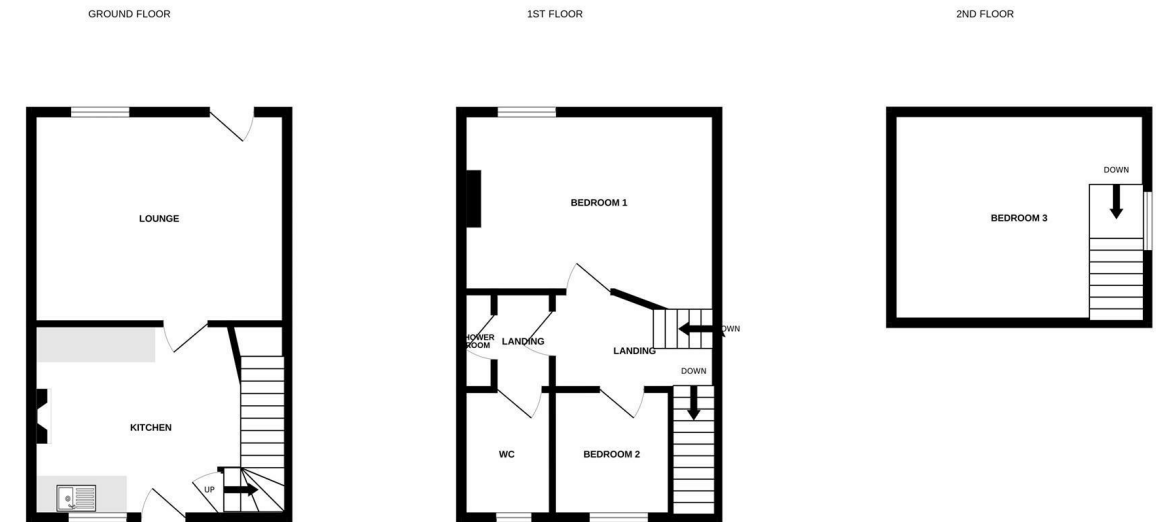
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**\*\* Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,000 \*\***

Situated in King's Lynn on Albion Street, this end-terrace house presents an opportunity for those looking for an ideal investment or renovation property. With a prime town centre location, residents will enjoy easy access to a variety of local amenities and excellent transport links, making commuting and exploring the area a breeze. The property has three bedrooms, including a unique loft conversion that adds character and versatility to the living space. The layout is arranged over three floors, providing ample room for family living or entertaining guests. The single reception room is spacious and will be the perfect room for relaxation or social gatherings. While the house requires a full refurbishment, this presents a blank canvas for buyers to personalise and modernise according to their tastes and preferences. Additionally, the property features a courtyard garden. In summary, this end-terrace house on Albion Street is a promising investment for those willing to undertake a refurbishment project. With its desirable location, spacious layout, and potential for transformation, it is an opportunity not to be missed.

\*Please be advised that the property is situated in close proximity to commercial premises, buyers are advised to conduct their own due diligence with regard to financing before bidding\*



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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