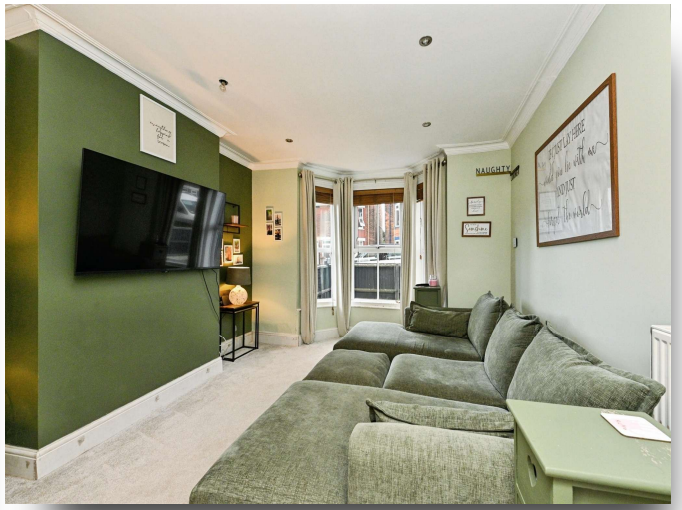






Loke Road, KING'S LYNN, PE30 2AZ

welcome to

Loke Road, KING'S LYNN

Located in North Lynn close to local amenities and the town centre of Kings Lynn is this well presented two bedroom semi detached house which is being offered with no onward chain. Viewing highly recommended.













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.

Entrance Door To:-
Entrance Hall
LVT flooring, radiator, stairs to first floor

Lounge Area
Double glazed bay window, radiator

Dining Area
Wood effect LVT flooring, double glazed window, radiator, storage cupboard

Kitchen
Range of base and wall units, roll edge work top, inset sink with mixer tap over, space for Range cooker, washing machine, dishwasher and fridge freezer, part tiled walls, two double glazed windows, LVT flooring, double glazed door to rear

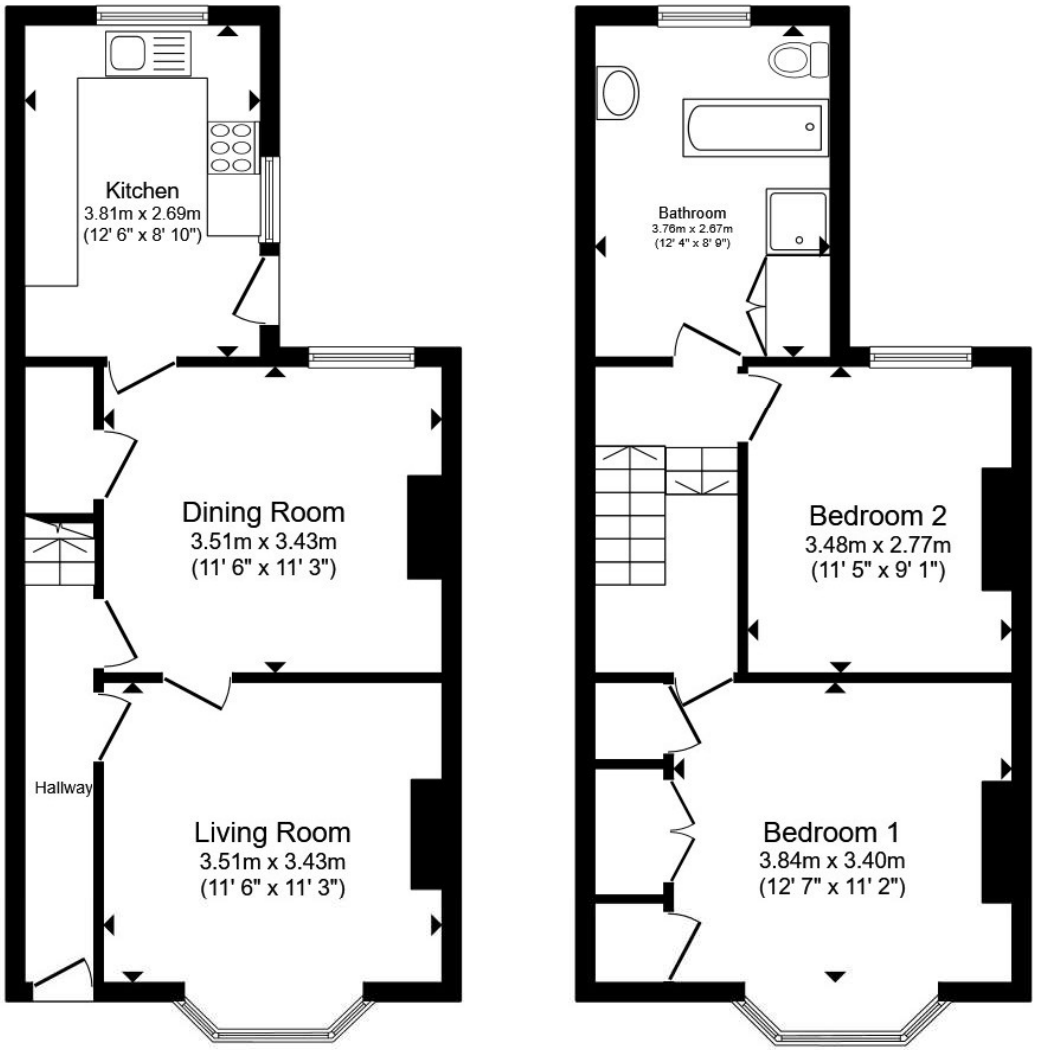
First Floor Landing
Loft access, radiator

Bedroom One
Double glazed bay window, fitted wardrobes, radiator

Bedroom Two
Double glazed window radiator

Bathroom
Fitted with WC, wash hand basin with vanity unit, bath with mixer taps, and shower cubicle with rainfall showerhead & multipanel covering. LVT flooring. Double-glazed window to the rear.

Outside
The rear garden is laid to patio and lawn and enclosed by timber fencing, garden shed.



Ground Floor **First Floor**

Total floor area 88.5 m² (953 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

welcome to

Loke Road, KING'S LYNN

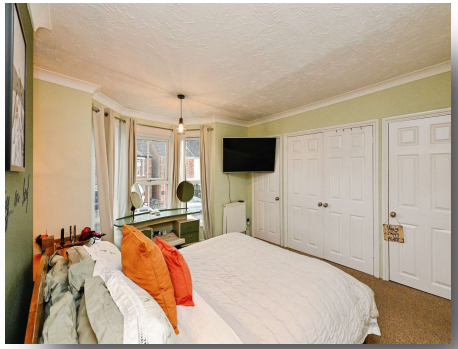
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Ideal First Time Buy or Investment Opportunity
- Well-presented throughout

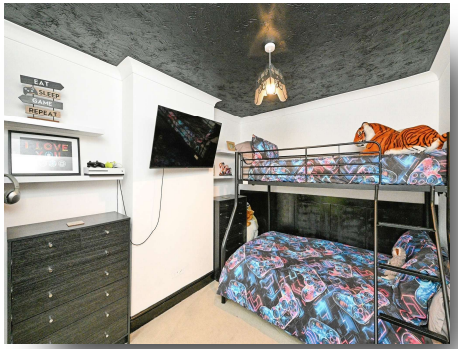
Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£150,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KLN120411 - 0003

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