



Aylmer Drive, Tilney St. Lawrence, King's Lynn, PE34 4RQ

welcome to

Aylmer Drive, Tilney St. Lawrence, King's Lynn

Located in the popular village of Tilney St Lawrence is this spacious two bedroom semi detached bungalow 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.

Double Glazed Entrance Door To

Entrance Hall

Radiator, airing cupboard housing hot water tank

Lounge

11' 2" max x 15' 7" max (3.40m max x 4.75m max)
Bay window, radiator

Kitchen

10' 10" x 5' 10" (3.30m x 1.78m)
Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, electric hob, space for fridge freezer and washing machine, radiator and small breakfast bar, two double glazed windows, ceramic tiled floor

Conservatory

10' 10" max x 13' 7" max (3.30m max x 4.14m max)
UPVc construction under polycarbonate roof, radiator, door to rear

Bedroom One

11' 2" to fitted wardrobes x 7' 11" (3.40m to fitted wardrobes x 2.41m)
Radiator, double glazed window

Bedroom Two

9' 2" x 8' 3" (2.79m x 2.51m)
Radiator, door to Conservatory

Shower Room

6' 2" max x 6' 4" max (1.88m max x 1.93m max)
Shower cubicle, low level WC, wash hand basin, double glazed window, heated towel rail

Utility Area/Family Room

15' 4" max x 15' 9" max (4.67m max x 4.80m max)
Formerly the garage. Double glazed door to rear, wall mounted oil boiler, door to front and rear

Outside

Driveway to front. The rear garden is laid mainly to lawn and enclosed by timber fencing.

Agent's Note

Heating to the property is served by oil central heating. Please contact the branch for more information if required.



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**Aylmer Drive, Tilney St. Lawrence,
King's Lynn**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Popular Village of Tilney St Lawrence
- Semi Detached Bungalow

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

guide price
£150,000



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.focalagent.com



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postcode not the actual property

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Property Ref:
KLN118731 - 0004

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