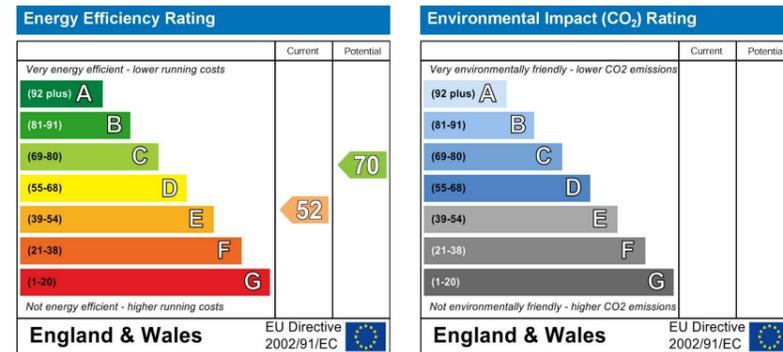


DIRECTIONS

Sat Nav: PE30 4TB



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

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



117 Elvington King's Lynn PE30 4TB

ONE BEDROOM HOUSE, IDEAL FOR INVESTORS OR FIRST TIME BUYERS. RECENTLY REFURBISHED

King's Lynn

£90,000 Freehold

Telephone: 0800 6546 333

www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



LOUNGE 11'9" x 9'11" (3.58m x 3.02m)
 Laminate flooring. Window to front aspect. Electric heater. Stairs to first floor

KITCHEN 11'11" x 7'11" (3.63m x 2.41m)
 Range of newly fitted wall-mounted, base and drawer units with worktop over. Window to front aspect over stainless steel sink with mixer tap and drainer. Integrated electric oven and hob. Space for washing machine. Vinyl flooring.

LANDING
 Fitted carpet. Leading to all rooms.

BEDROOM 11'9" x 9'09" (3.58m x 2.97m)
 Fitted carpet. Electric heater. Windows to front aspect. Airing cupboard. Loft access

BATHROOM 8'02" x 5'07" (2.49m x 1.70m)
 Three piece suite comprising of countertop hand wash basin with waterfall mixer tap, W.C, bath with waterfall mixer tap and electric shower over. Vinyl flooring. Obscured window to front. Extractor fan.

IMPORTANT INFORMATION

MEASUREMENTS: All measurements quoted are approximate.

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

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavour to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed. All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

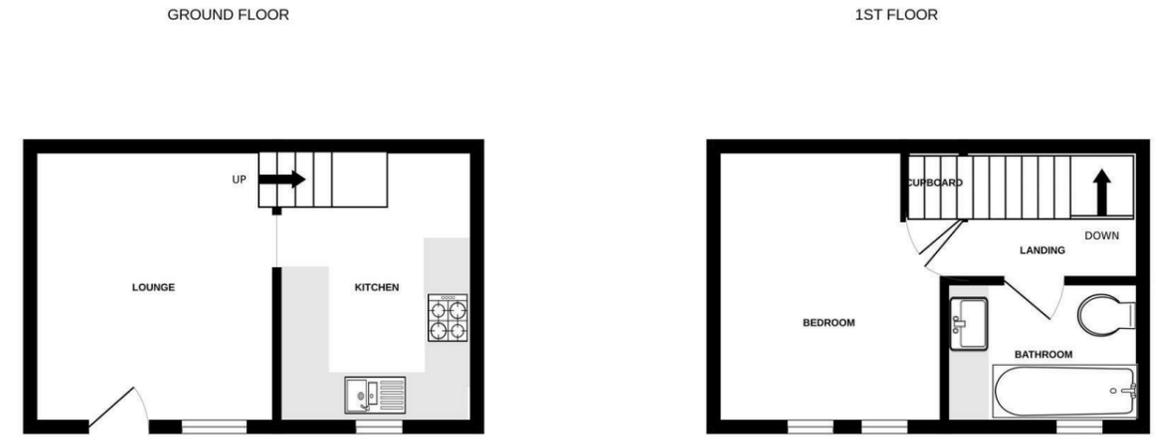
This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein. This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 where applicable, and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents. The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its



****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000**** Located in Elvington, King's Lynn, this recently refurbished house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a well-designed layout, featuring a welcoming reception room that offers a perfect space for relaxation or entertaining guests. The modern kitchen is equipped with contemporary fittings that make cooking a delight. It is both functional and stylish, catering to the needs of today's homeowners. The bedroom is generously sized, providing a comfortable retreat, while the bathroom is tastefully appointed, ensuring convenience and comfort. The property features a low maintenance garden, which offers a private outdoor space to enjoy without the burden of extensive upkeep. This makes it an ideal spot for those who appreciate a bit of greenery without the hassle. Situated in a popular location, this home benefits from the tranquillity of village life while still being within easy reach of local amenities and transport links. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this delightful house in Elvington is sure to impress. Don't miss the chance to make it your own.



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.
 Made with MetroPix ©2025



