



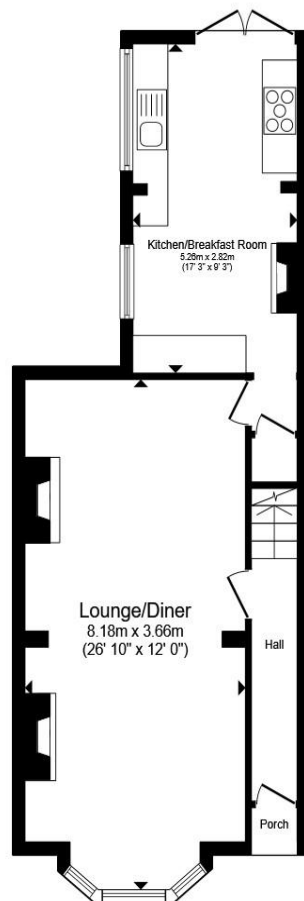
Mount Street, KING'S LYNN PE30 5NH

Welcome to

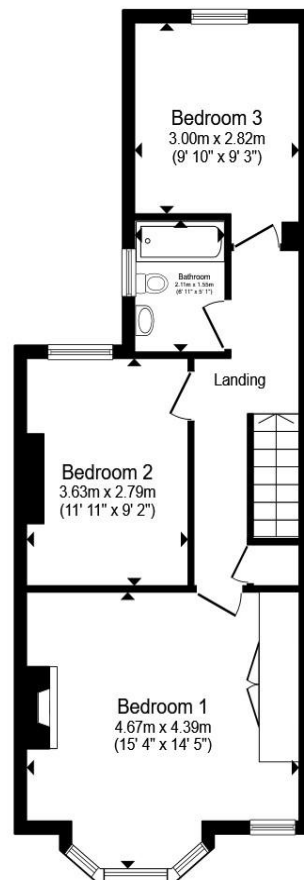
Mount Street, KING'S LYNN

Offered with no onward chain, this charming three-bedroom terraced home on Mount Street is beautifully presented throughout and offers spacious, characterful accommodation, making it an excellent choice for first-time buyers and investors alike. The impressive lounge/diner forms the heart of the home, offering a light and airy space for both relaxing and entertaining. A bay window allows natural light to flood in, while two feature fireplaces add character and create attractive focal points. The good-sized kitchen provides plenty of practical space and continues the characterful feel with an exposed brick fireplace adding warmth and interest. Upstairs, there are three comfortable bedrooms, with the principal bedroom particularly appealing thanks to its attractive bay window. All three bedrooms are served by the family bathroom. Outside, the fully enclosed rear garden offers a lovely balance of lawn and paved space, ideal for relaxing or outdoor dining. Enclosed by an attractive brick wall, the garden also benefits from a useful brick-built outbuilding providing additional storage.

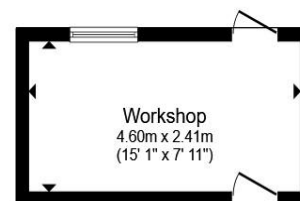




Ground Floor



First Floor



Outbuilding

Total floor area 101.7 m² (1,095 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



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.

Accommodation:

Entrance Hall

Lounge/Diner

Kitchen/Breakfast Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Welcome to

Mount Street, KING'S LYNN

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 bed mid-terraced house
- Character features throughout
- Spacious lounge/diner
- Enclosed garden
- Chain free!

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

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN120285



Property Ref:
KLN120285 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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