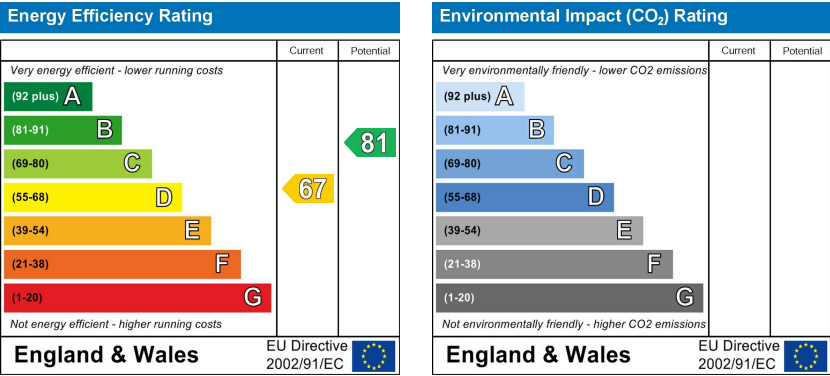


DIRECTIONS

SATNAV: PE30 1NS



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:



15A Blackfriars Road King's Lynn PE30 1NS

FOUR BEDROOM MID-TERRACE HOUSE

King's Lynn

£160,000 Freehold

Telephone: 0800 6546 333
www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



THIS PROPERTY IS BEING SOLD TENANT-IN-SITU	
LOUNGE/Common Area Fitted carpet, sash window to the front aspect. Double radiator.	13'8 x 11'9 (4.17m x 3.58m)
HALLWAY Vinyl flooring, stairs to the first floor, double radiator, front door access to the Street.	24'4 x 5'0 (7.42m x 1.52m)
BEDROOM ONE Fitted carpet, double radiator and a window to the rear aspect.	12'6 x 11'6 (3.81m x 3.51m)
DINING ROOM Vinyl flooring, double radiator, window to the side aspect and smoke alarm.	9'1 x 8'7 (2.77m x 2.62m)
KITCHEN Vinyl flooring with a range of wall base and drawer units with worktop over. Door to the rear courtyard window to the side aspect. Integrated hob and oven. Space for the fridge freezer.	12'0 x 9'2 (3.66m x 2.79m)
UTILITY ROOM Plumbing for washing machine	
SHOWER ROOM Comprising of a W.C, pedestal hand wash basin, double shower enclosure with electric shower. Non slip flooring, a double radiator and an extractor fan.	
OFFICE Fitted carpet, French doors to the rear courtyard space, double radiator.	12'10 x 11'1 (3.91m x 3.38m)
LANDING Gives access to all rooms also provides loft access. Single radiator and fitted carpet.	
BEDROOM TWO Window to the rear aspect, a pedestal hand wash basin. Fitted carpet and a double radiator.	12'0 x 9'0 (3.66m x 2.74m)
BEDROOM THREE Fitted carpet, a pedestal hand wash basin and a window to the rear aspect.	12'5 x 11'11 (3.78m x 3.63m)
BEDROOM FOUR Sash window to the front aspect. A pedestal hand wash basin a double radiator and fitted carpet.	11'6 x 11'4 (3.51m x 3.45m)
BATHROOM Comprising of a pedestal hand wash basin and a bath. Vinyl flooring. Window to side aspect and an extractor fan. The separate WC.	
W C Vinyl flooring, a hand wash basin and W.C. Houses the Boiler and an extra extractor fan.	
STORE Fitted carpet, a sash window to the front aspect and a single radiator.	8'10 x 6'5 (2.69m x 1.96m)
REAR OF PROPERTY Courtyard garden that's accessed via the French doors of the office/sleeping room or the door in the kitchen. Artificial grass. Fully enclosed. Wooden fence and a pedestrian gate that leads to a footpath that will take you out to Portland Street.	
AUCTION IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	



**** Being Sold via Secure Sale online bidding. Terms & Conditions apply****
Norfolk Property Auctions, alongside Pattinson Auction, are pleased to offer this substantial four-bedroom mid-terraced investment property, situated on Blackfriars Road in King's Lynn. Being sold with tenants in situ, this is an excellent opportunity for investors seeking an established rental property with immediate income and potential for future enhancement.

The accommodation is arranged over two floors and offers a versatile layout, comprising two reception rooms currently used as communal living space, a spacious kitchen, utility room, office, ground floor shower room, and four well-proportioned bedrooms. The first floor is served by a family bathroom with a separate WC, while several bedrooms benefit from fitted wash basins, making the property well suited to continued multi-occupancy use.

Externally, the property benefits from a low-maintenance enclosed rear courtyard with artificial lawn and gated pedestrian access to Portland Street.

Conveniently located close to King's Lynn town centre, the property is within easy reach of local shops, supermarkets, schools, public transport links and other everyday amenities, ensuring continued appeal to



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, corridors, stairs and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the general arrangement of the property. The property is subject to change without notice and the plan is not to be used for any other purpose. Made with Metaphor (2023) 10 pages



