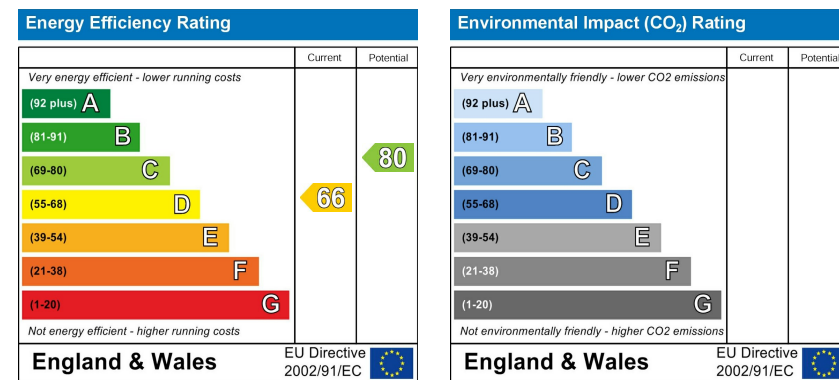


DIRECTIONS

SATNAV: PE30 1AG



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:



NORFOLK PROPERTY
AUCTIONS



68 Norfolk Street King's Lynn PE30 1AG

TWO BEDROOM MID-TERRACE COTTAGE

King's Lynn

£105,000 Freehold

Telephone: 0800 6546 333

www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



ENTRANCE HALL

Tiled flooring, stairs to first floor, door to living room.

LOUNGE

Fitted carpet, window to front aspect, single radiator, door to kitchen.

13'10x11'11 (4.22mx3.63m)

KITCHEN

Tiled flooring, double radiator, door and window to rear garden, storage cupboards, range of wall-mounted base and drawer units, integrated oven and gas hob, space and plumbing for washing machine

12'04x11'03 (3.76mx3.35mx0.91m)

LANDING

Fitted carpet, single radiator, leading to bedrooms and bathroom.

BEDROOM ONE

Fitted carpet, window to front aspect, single radiator, built in wardrobe/cupboard.

13'10x12'00 (4.22mx3.66m)

BEDROOM TWO

Fitted carpet, window to rear aspect, single radiator, loft access.

9'05x7'02 (2.87mx2.18m)

BATHROOM

Vinyl flooring, window to rear aspect, surround wall tiling, hand wash basin, W.C, fitted bath with shower attachment, single radiator.

12'02x3'10 (3.71mx1.17m)

REAR COURTYARD

Fully enclosed courtyard with artificial grass

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner, Hipla. A fee of £30 per client applies.

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**** Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £105,000 ****

A fantastic opportunity to acquire this wonderfully presented two-bedroom home, perfectly combining comfort, practicality, and low-maintenance living. Boasting a bright and spacious lounge, a well-equipped modern kitchen with ample storage, and two well-proportioned bedrooms, this charming property is ideal for first-time buyers, investors, or those looking to downsize.

The home also benefits from a stylish family bathroom, useful built-in storage, and a private enclosed courtyard garden with low-maintenance artificial grass — perfect for relaxing or entertaining outdoors. Conveniently located close to local amenities and transport links, this move-in-ready property offers comfortable modern living in a highly convenient setting.



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given. Made with Metrepro ©2020



