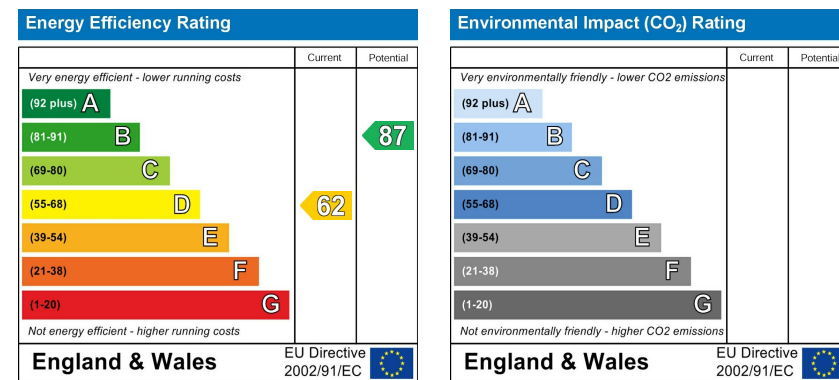


DIRECTIONS

SAT NAV: PE33 0LS



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



111 Main Road West Winch King's Lynn PE33 0LS

TWO BEDROOM MID TERRACE HOUSE

King's Lynn

£105,000 Freehold

Telephone: 0800 6546 333

www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



KITCHEN 10'06 x 6'07 (3.20m x 2.01m)
 New Kitchen - Range of base, wall and drawer units with worktop over, space and plumbing for washing machine. Integrated electric oven and hob. Sink with drainer and mixer tap over. Single radiator. Vinyl flooring, window to rear aspect.

LOUNGE 12'10 x 12'00 (3.91m x 3.66m)
 Fitted carpet, door and window to front aspect. Brick fireplace with tiled hearth, single radiator.

CLOAKROOM
 Hand wash basin and W,C

LANDING 10'00 x 5'09 (3.05m x 1.75m)
 Fitted carpet, leading to all rooms, loft access.

BEDROOM ONE 12'10 x 9'00 (3.91m x 2.74m)
 Fitted carpet, window to front aspect, double radiator.

BEDROOM TWO 13'08 x 6'07 (4.17m x 2.01m)
 Fitted carpet, window to rear aspect, single radiator, airing cupboard

BATHROOM 6'00 x 5'09 (1.83m x 1.75m)
 Three piece suite comprising of a fitted bath with shower head over, W,C, hand wash basin, obscured window to rear aspect. Vinyl flooring.

REAR OF PROPERTY
 Mainly laid to lawn, concrete pathway to rear gate and rear door to the property. Shingle borders. Oil tank in garden.

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 endeavor to make our sales details as accurate and reliable as possible.

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.

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.

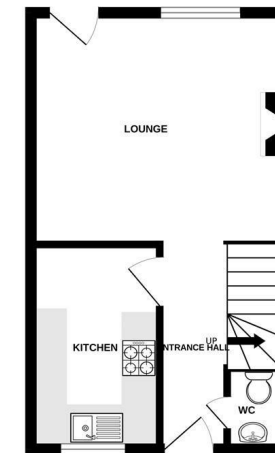
All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the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

****Being Sold via Secure Sale online bidding. Terms & Conditions apply ****

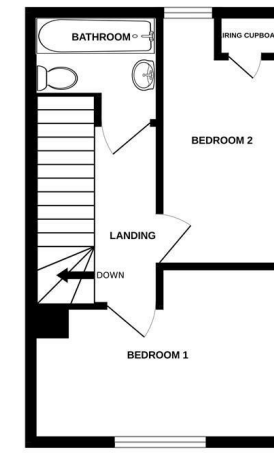
****NO UPWARD CHAIN ****Situated on Main Road in the charming village of West Winch this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two bedrooms and a bright, inviting lounge that features a lovely brick fireplace, creating a warm and welcoming atmosphere. The lounge conveniently opens up to the garden, allowing for seamless indoor-outdoor living, perfect for enjoying the fresh air or entertaining guests. The garden is accessible via a rear gate, providing added convenience and privacy. This home also includes a practical bathroom and a single reception room, ensuring ample space for comfortable living. Additionally, parking is available at the rear of the property, a valuable feature in this area. With no upward chain, this property is ready for you to move in without delay. Whether you are looking to invest in a rental property or seeking your first home, this residence offers a fantastic blend of comfort and potential. Do not miss the chance to make this charming house your own.

This property also benefits from a very recent partial renovating including a new kitchen, full decoration and new flooring.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance 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 is given as to their operability or efficiency can be given. Made with Metropix ©2025



