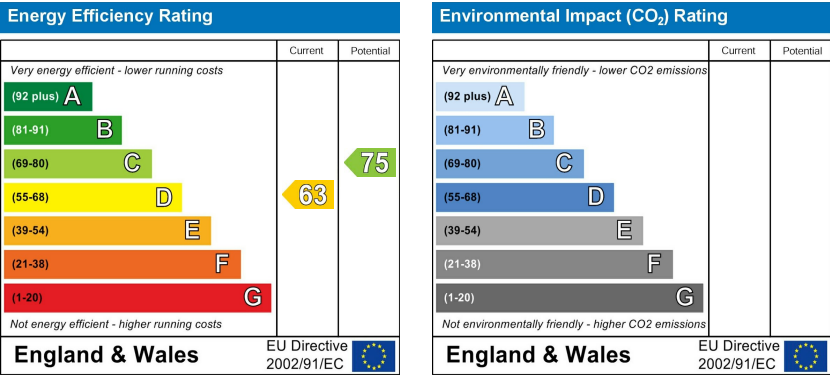


DIRECTIONS

Sat Nav: PE31 6UR What Three Words: crunch.flick.beanbag



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.

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**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.

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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:*



7 Robert Balding Road Dersingham King's Lynn PE31 6UR

TWO BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY IN POPULAR AREA

Dersingham

£165,000 Freehold

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|                                                                                                                                                                                                                                                                            |                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| <b>ENTRANCE HALL</b><br>Fitted carpet. Stairs to 1st floor with fitted carpet and wooden handrail. Radiator. Leading to kitchen and lounge.                                                                                                                                | 11'1 x 5'9 (3.38m x 1.75m)           |
| <b>KITCHEN</b><br>Range of wall, base and drawer units with worktop over. Composite sink with drainer and mixer tap over. Space for gas oven. Space and plumbing for washing machine. Window to front aspect. Tiled splash back. Laminate flooring. Radiator.              | 10'2 x 8'10 (3.10m x 2.69m)          |
| <b>SIDE LOBBY</b><br>Laminate flooring. Radiator. Door to front aspect. Door leading into wet room. Loft access.                                                                                                                                                           | 5'9 x 3'9 (1.75m x 1.14m )           |
| <b>WET ROOM</b><br>Comprising of wall mounted hand wash basin. Obscured window to rear aspect. W/C. Double radiator. Two piece full height tiling. Electric shower. Mobility access. Non-slip flooring.                                                                    | 6'8 x 5'9 (2.03m x 1.75m )           |
| <b>LOUNGE</b><br>Fitted carpet. Window to rear aspect. Sliding patio doors to garden. Double radiator. Decorative wooden and marble effect fire surround with gas fire and hearth.                                                                                         | 15'1 x 11'8 max (4.60m x 3.56m max)  |
| <b>LANDING</b><br>Fitted carpet. Airing cupboard. Doors leading to all rooms. Loft access.                                                                                                                                                                                 | 6'6 x 2'5 (1.98m x 0.74m )           |
| <b>BATHROOM</b><br>Three piece suite with pedestal hand wash basin with separate hot and cold tap over, W.C and bath with separate hot and cold tap over and full height tiling. Tile effect flooring. Obscured window to rear aspect. Radiator. Wall mounted vanity unit. | 7'6 x 6'4 (2.29m x 1.93m )           |
| <b>BEDROOM ONE</b><br>Fitted carpet. Two windows to front aspect. Radiator. Built in storage.                                                                                                                                                                              | 11'9 x 11'2 (3.58m x 3.40m )         |
| <b>BEDROOM TWO</b><br>Fitted carpet, window to rear aspect. Radiator.                                                                                                                                                                                                      | 10'10 x 8'5 max (3.30m x 2.57m max ) |

**REAR GARDEN**  
Combination of lawn and brick patio. Side access. Wooden shed. Fully enclosed.

**FRONT GARDEN**  
Mainly laid to lawn with shrubs and trees to side. Brickweave driveway with a path to the front door.

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**\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £165,000\*\***  
Situating in the highly sought-after area of Dersingham, King's Lynn, this semi-detached house on Robert Balding Road presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two well-proportioned bedrooms, making it ideal for small families or those looking to downsize. Upon entering, you will find a welcoming reception room that offers a comfortable space for relaxation and entertaining. The ground floor features a convenient wet room, while the family bathroom is located on the first floor, providing ample facilities for daily living. The exterior of the property is equally appealing, with a brick weave driveway that enhances the home's curb appeal and offers off-road parking. Although the house is in need of updating, this presents a unique opportunity for the new owner to personalise and enhance the space to their taste. With its prime location and potential for improvement, this property is a rare find in a desirable neighbourhood. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this semi-detached house is not to be missed. Embrace the chance to create your dream home in this lovely area of Dersingham.

