



Orange Row, Terrington St. Clement, King's Lynn, PE34 4NN

welcome to

Orange Row, Terrington St. Clement, King's Lynn

Ideal first time buy or investment opportunity with this two bedroom mid terrace cottage in need of some refurbishment and is being offered with no onward chain.



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.



Double Glazed Entrance Door To

Kitchen

10' 5" x 11' 11" (3.17m x 3.63m)
Range of base and wall units, roll edge work top, inset stainless steel sink, space for cooker and fridge freezer, understair cupboard, stairs to first floor, vinyl floor, storage cupboard

Shower Room

Low level WC, wash hand basin, shower cubicle, double glazed window

Lounge

13' 2" x 11' 10" (4.01m x 3.61m)
Open fireplace with tiled hearth in brick surround, double glazed patio doors to rear

First Floor Landing

Bedroom One

12' x 13' 4" (3.66m x 4.06m)
Exposed timber floor, double glazed window

Bedroom Two

19' 9" max x 9' 1" max (6.02m max x 2.77m max)
Exposed timber floor, built-in cupboard, night storage heater, double glazed window

Bathroom

Bath, low level WC, wash hand basin, exposed timber floor, double glazed window

Outside

Brick store, driveway to a parking area (currently overgrown) In addition there is a rear garden which is currently inaccessible due to it being overgrown.

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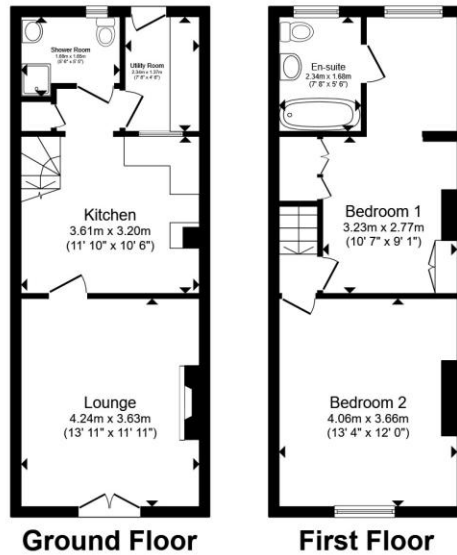


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King's Lynn

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Popular Village of Terrington St Clement
- Mid Terrace Cottage

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

guide price
£125,000



Total floor area 72.5 m² (780 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

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Please note the marker reflects the
 postcode not the actual property

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Property Ref:
 KLN120106 - 0002

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