

## DIRECTIONS

From Kings Lynn town centre, proceed out along Edward Benefer Way, take the first left after the traffic lights at Castle Rising Road/Wootton Road onto Deas Road. Then take the first left onto Tyrrell Crescent where the property can be found on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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:*



18 Tyrrell Crescent South Wootton King's Lynn Norfolk PE30 3QL

**WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT WITH ONE ALLOCATED PARKING SPACE - NO UPWARD CHAIN - TENANT IN SITU**

**South Wootton**

**£105,000 Leasehold**

**Telephone: 0800 6546 333**

**www.norfolkpropertyactions.co.uk**

**Email: sales@norfolkpropertyactions.co.uk**



**LOUNGE**  
Laminate flooring. Radiator. Window to front aspect. 16'8 x 10'11 (5.08m x 3.33m)

**KITCHEN**  
Range of wall, base and drawer units with worktops over. Single under counter oven. Gas hob. Extractor. Space for washing machine. Gas Boiler. Tiled floor. 8'6 x 6'10 (2.59m x 2.08m)

**INNER HALLWAY**  
Single radiator. Two storage cupboards. 7'10 x 3'5 (2.39m x 1.04m)

**BEDROOM ONE**  
Fitted carpet. Radiator. Built-in wardrobe. Window to rear aspect. 11'11 x 10'8 (3.63m x 3.25m)

**BEDROOM TWO**  
Laminate flooring. Radiator. Window to rear aspect. 11'11 x 7'2 (3.63m x 2.18m)

**BATHROOM**  
Three piece suite comprising bath with mains shower over, wash hand basin and w.c. Tiled floor. Radiator. Extractor fan. 6'10 x 6'3 (2.08m x 1.91m)

**ALLOCATED PARKING SPACE**

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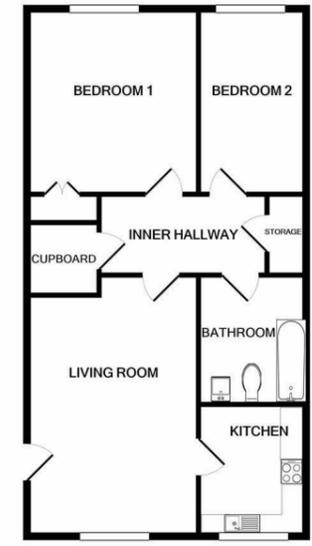
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**\*\* Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £105,000\*\*** Situated in a desirable area of South Wootton, this charming ground floor flat presents an excellent opportunity for investors. The property boasts a bright and inviting lounge, perfect for relaxation or entertaining guests. With two spacious double bedrooms, this flat offers ample room for comfortable living. The well-appointed bathroom ensures convenience for residents and guests. The property has previously been utilised as a rental, highlighting its appeal and potential for generating income. One of the key features of this flat is the allocated parking space, providing ease and security for your vehicle. The sought-after location further enhances the attractiveness of this property, with local amenities and transport links within easy reach. Perfect choice if you are seeking a lucrative rental investment, this property is sure to meet your needs. Do not miss the chance to view this delightful flat in South Wootton.  
Please be aware: **\*\*This property is now being sold tenant in situ\*\***



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 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 operability or efficiency can be given. Made with Metropix ©2021



