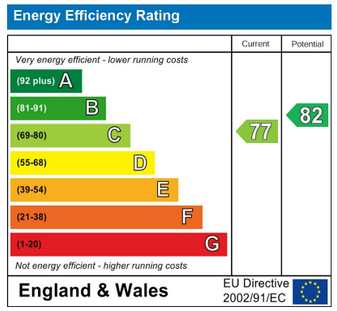
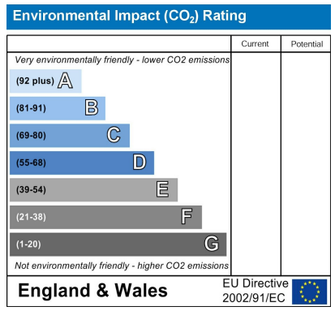
DIRECTIONS

SAT NAV: PE30 2LY





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 exisiting:

NORFOLK PROPERTY AUCTIONS

16 Crown Square King's Lynn PE30 2LY

THREE BEDROOM TERRACED HOUSE WITH EASY ACCESS TO TOWN

King's Lynn **£140,000 Freehold**

Telephone: 0800 6546 333
www.norfolkpropertyactions.co.uk
Email: sales@norfolkpropertyauctions.co.uk

PORCH
Tiled floor, power point, UPVC double glazed door to the entrance hall.

ENTRANCE HALL
Wood laminate flooring, single radiator, stairs to first floor landing, built-in storage cupboard. Doors to Lounge/Dining Room and Kitchen.

LOUNGE / DINER 23'9" max x 13'8" max (7.24m max x 4.17m max)
A double aspect room with a window to the front aspect and a sliding door to the rear. Double radiator.

KITCHEN 9'10" x 9'1" (3.00 x 2.79)
A double aspect room with windows to the side and rear aspect along with a door to the rear garden. Tiled floor, plumbing for washing machine, range of matching wall and base units with round edged work surfaces over, tiled splash backs, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, built-in electric oven, built-in electric hob with cooker hood over.

BREAKFAST AREA 10'0 max x 9'2 max (3.05m max x 2.79m max)
Wood laminate flooring, double radiator. Arched opening through to Kitchen.

LANDING
Access to roof space, power point, single radiator, doors to all rooms.

BEDROOM ONE 14'0" max x 10'0" min and opening to 11'6" (4.29m max x 3.07 min and opening to 3.53)
Fitted carpet, window to front aspect and a double radiator.

BEDROOM TWO 9'10" min x 9'6" (3.00 min x 2.90)
Fitted carpet, window to rear aspect, single radiator, built-in wardrobe and housing gas fired boiler.

BEDROOM THREE 8'0" x 5'6" (2.46 x 1.68)
Fitted carpet, window to front aspect and a single radiator.

BATHROOM 8'0" x 5'6" (2.46 x 1.68)
Three piece suite comprising of corner bath with mixer tap and shower attachment over, pedestal wash hand basin and low level W.C. Single radiator, window to rear aspect, electric wall heater, part ceramic wall tiling,

FRONT OF PROPERTY
Garden laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plants, concrete path to front entrance door.

REAR OF PROPERTY
Garden laid partly to lawn and enclosed mainly by fencing with a paved patio area to the rear.

AUCTION IMPORTANT INFORMATION
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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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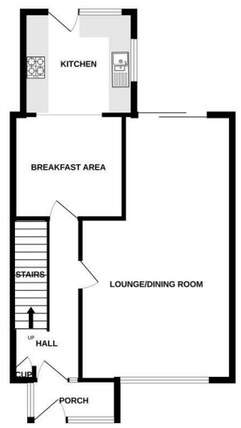
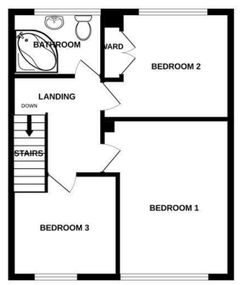
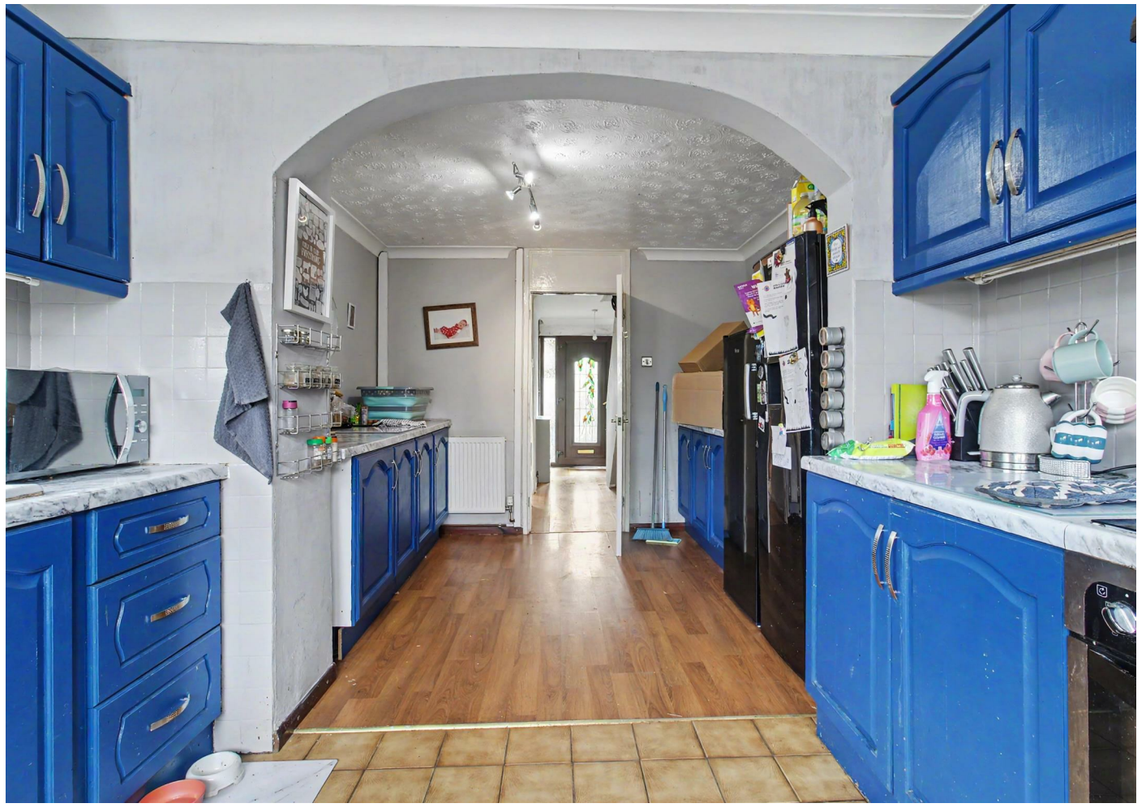
Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140,000 Nestled in the heart of King's Lynn, this terraced house on Crown Square offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The spacious kitchen and breakfast area provide an inviting setting for culinary adventures and casual dining, making it the perfect spot to start your day. The lounge diner is a versatile space, perfect for entertaining guests or enjoying quiet evenings at home. The bathroom features a corner bath, adding a touch of luxury to your daily routine. One of the standout features of this property is its excellent access to the town centre, allowing you to enjoy all the amenities and attractions that King's Lynn has to offer. Additionally, the communal car park ensures that parking is hassle-free, a valuable asset in a bustling area. This terraced house is not just a home; it is a gateway to a vibrant community and a lifestyle filled with convenience and comfort. Whether you are looking to settle down or invest, this property is a wonderful opportunity not to be missed.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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