





Minnow Avenue, King's Lynn, PE30 5FD

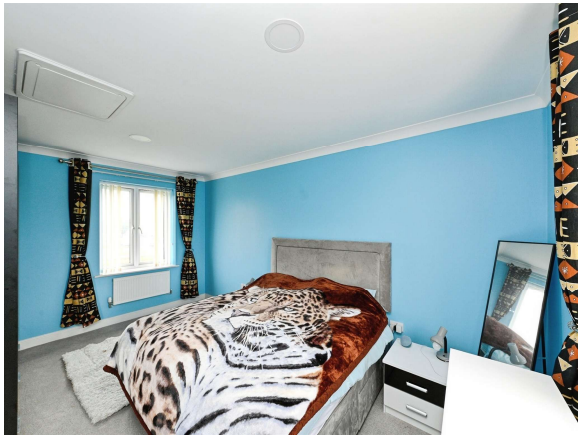
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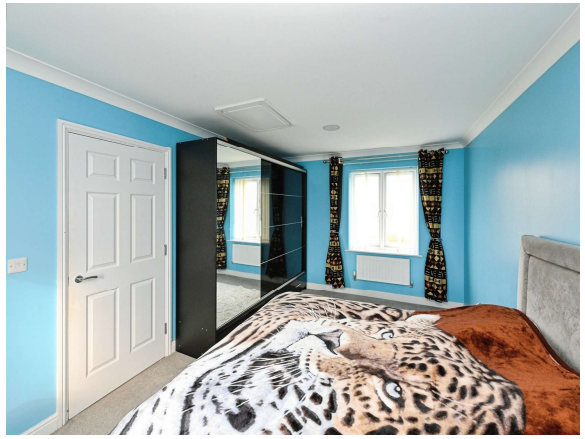
Minnow Avenue, King's Lynn

Located on the popular Minnow Avenue on the edge of King's Lynn town centre, this exceptionally spacious five-bedroom semi-detached home offers versatile accommodation across three floors. Boasting two en-suites, a dressing room, enclosed rear garden & off-road parking.













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.

Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Double-glazed window to the front. Stairs leading to the first floor landing.

Cloakroom

Fitted with WC & wash hand basin.

Lounge

Double-glazed window to the front. Two radiators. Double-glazed French doors to the rear leading to the rear garden.

Open Plan Kitchen/Diner

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, an electric double oven & a gas hob with cooker hood over. There is also space for a fridge/freezer. Radiator. Built-in storage cupboard. Double-glazed windows to the front, side & rear.

Utility Room

Space & plumbing for a washing machine. Double-glazed door to the rear leading to the rear garden.

First Floor Landing

Stairs from the entrance hall.

Bedroom Two

Double-glazed window to the front. Radiator. Walk-in wardrobe.

En Suite

Fitted with WC, wash hand basin & shower cubicle. Double-glazed window to the rear.

Bedroom Four

Double-glazed window to the front. Radiator.

Bedroom Five

Double-glazed window to the rear. Radiator.

Bathroom

Fitted with WC, wash hand basin & bath. Double-glazed window to the rear.

Second Floor Landing

Stairs from the first floor. Storage cupboard.

Bedroom One

Double-glazed windows to the front & rear. Radiator. Dressing area.

En Suite

Fitted with WC, wash hand basin & shower cubicle. Double-glazed window to the rear.

Bedroom Three

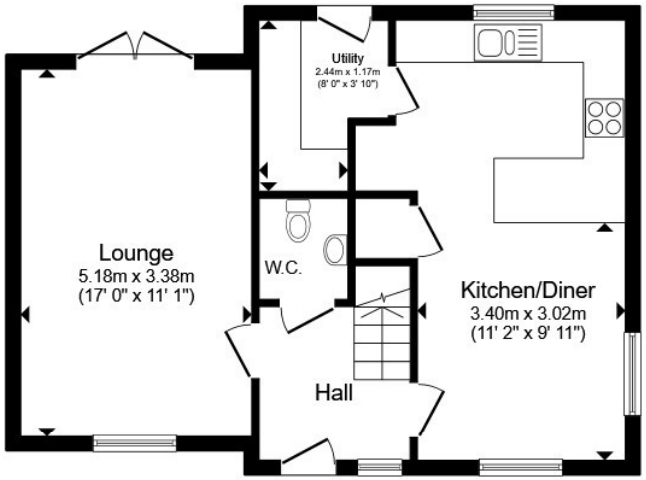
Double-glazed window to the front. Radiator.

En Suite

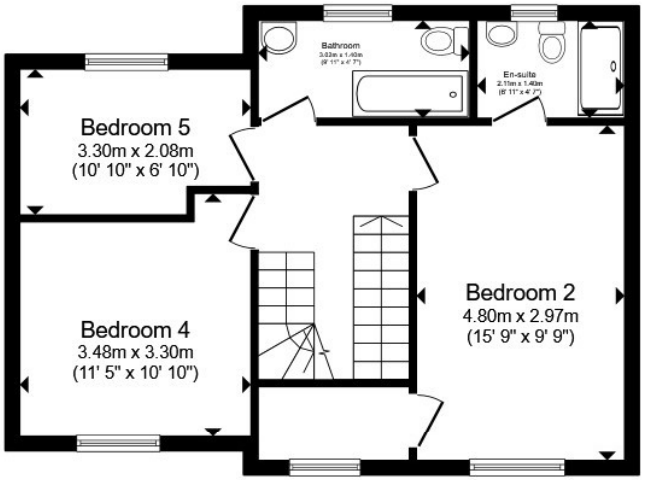
Fitted with WC, wash hand basin & shower cubicle. Double-glazed window to the rear.

Outside

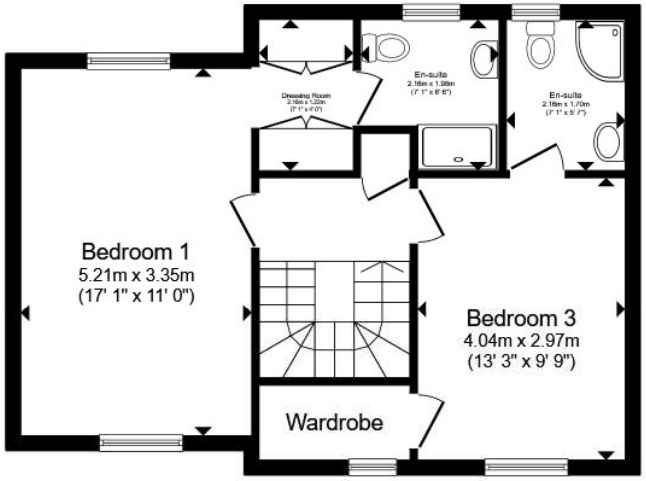
To the front of the property, a brickweave driveway provides off-road parking. To the rear, the garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area and various plants & shrubs.



Ground Floor



First Floor



Second Floor

Total floor area 152.5 m² (1,641 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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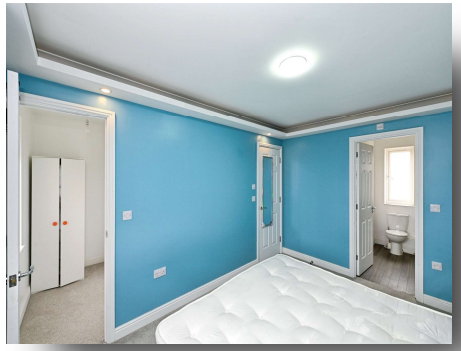
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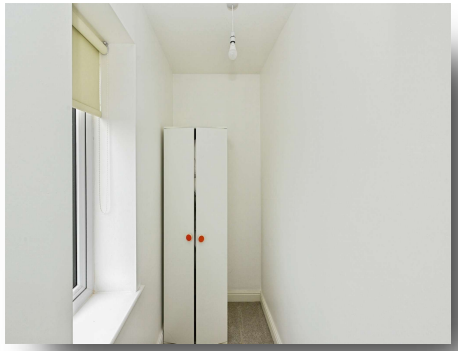
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Five bedroom family home
- Enclosed garden

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

guide price

£270,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KLN120333 - 0002

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