

DIRECTIONS

SATNAV: PE30 2LZ

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			
		75	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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:



NORFOLK PROPERTY
AUCTIONS



7 Hope Court King's Lynn PE30 2LZ

TWO BEDROOM MID-TERRACE HOUSE

King's Lynn

£130,000 Freehold

Telephone: 0800 6546 333

www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



PORCH

Triple aspect windows, carpeted.

ENTRANCE HALL

Storage cupboard, radiator, stairs and stair lift, carpeted.

LOUNGE/DINER

Windows to front and rear aspect, two radiators, carpeted.

KITCHEN

Range of wall and base units, space for washing machine, fridge freezer and cooker, window to conservatory, vinyl flooring.

CONSERVATORY/REAR PORCH

LANDING

Doors to all rooms, access to loft, carpeted.

BATHROOM

Radiator, obscure window to rear, carpeted.

BEDROOM ONE

Fitted wardrobes, window to front aspect, double radiator, carpeted.

BEDROOM TWO

Airing cupboard and boiler cupboard, single radiator, window to rear aspect, carpeted.

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14'5" x 6' (4.39m x 1.83m)

23'8" x 11'8" (7.21m x 3.56m)

9'10" x 9'2" (3.00m x 2.79m)

9'7" x 3'8" (2.92m x 1.12m)

10' x 8'1" max (3.05m x 2.46m max)

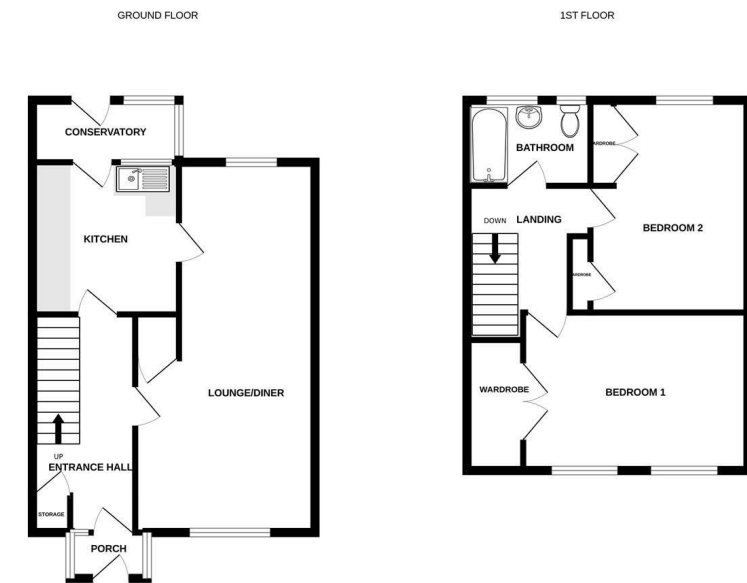
8'1" x 5'6" (2.46m x 1.68m)

16'5" x 9'10" (5.00m x 3.00m)

13'9" x 9'6" (4.19m x 2.90m)



****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £130,000**** Located in Hope Court, King's Lynn, this two-bedroom mid-terrace house presents an excellent opportunity for those looking to create their dream home. The property boasts a spacious and comfortable lounge/diner, perfect for entertaining guests or enjoying family meals. As you enter, you will find both front and rear porches, providing convenient access and a welcoming atmosphere. The layout of the house offers a practical flow, making it ideal for both relaxation and social gatherings. While the property is in need of modernisation, this presents a unique chance for buyers to personalise the space to their taste and style. With a little imagination and effort, this house can be transformed into a stunning residence that reflects your individual preferences. The two well-proportioned bedrooms offer ample space for rest and relaxation, making it a suitable choice for small families, couples, or even as an investment opportunity. This home is within easy reach of local amenities, schools, and transport links, ensuring that you have everything you need right at your fingertips. In summary, this mid-terrace house in Hope Court is a promising prospect for those willing to invest in a property with potential. With its inviting layout and prime location, it is an opportunity not to be missed.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, services, fixtures and fittings are approximate and no responsibility is taken for any error or omission in the information provided. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given. Made with Metrepro ©2020



