



## 2 bed end of terrace house to buy in PE30

Winfarthing Avenue, King's Lynn, Norfolk, PE30 5LY

**£120,000** Starting Bid

🏠 x2 🚗 x1 🚰 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ SEMI DETACHED PROPERTY
- ✓ KITCHEN/DINER
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Pattinson Auction in connection with Belvoir King Lynn are pleased to offer for sale this End of Terrace property. Situated within easy reach of the town centre and the amenities thereof.

The accommodation in brief comprises of lounge, spacious kitchen/diner, to the first floor, two bedrooms, study and bathroom, gardens to front and rear. New central heating boiler installed in October 2025.

EPC rating: D

Council Tax Band: A

Tenure: Freehold

### ENTRANCE

Sealed unit double glazed door with storm porch over, stairs to first floor landing, radiator.

### LOUNGE

3.86m x 3.66m

UPVC double glazed window to the front elevation, radiator, feature fireplace.

### DINING AREA

4.42m x 2.41m

UPVC double glazed window to the side elevation and French doors to the rear elevation, understairs storage cupboard with window to the side elevation, radiator.

## KITCHEN

2.82m x 2.16m

UPVC double glazed window to the rear elevation, range of fitted base and wall units, space for washing machine, fridge and freezer. Space for cooker with hood over, 1 1/2 bowl sink unit with mixer taps over.

## FIRST FLOOR LANDING

Access to loft space, leading to inner hall to bedroom one and study

## BEDROOM 1

3.94m x 2.46m

UPVC double glazed window to the front elevation, radiator.

## STUDY

2.87m x 2.01m

UPVC double glazed window to the front elevation, radiator. This room has been partitioned from Bedroom 1 with the removal of stud walling this could be converted back to a larger bedroom. (maximum measurement)

## BEDROOM 2

2.87m x 2.74m

UPVC double glazed window to the rear elevation, airing cupboard, radiator

## BATHROOM

UPVC double glazed window to the rear elevation, three piece suite comprising of WC wash hand basin, panelled bath with screen and shower over, radiator.

## EXTERNALLY

FRONT: enclosed, patio, borders.

REAR: Gravel to side, patio to the rear

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £120,000

Property Type: End of terrace house

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## **ENTRANCE**

Sealed unit double glazed door with storm porch over, stairs to first floor landing, radiator.

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## **LOUNGE**

*3.86m x 3.66m (12'7" x 12'0")*

UPVC double glazed window to the front elevation, radiator, feature fireplace.

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## **DINING AREA**

*4.42m x 2.41m (14'6" x 7'10")*

UPVC double glazed window to the side elevation and French doors to the rear elevation, understairs storage cupboard with window to the side elevation, radiator.

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## **KITCHEN**

*2.82m x 2.16m (9'3" x 7'1")*

UPVC double glazed window to the rear elevation, range of fitted base and wall units, space for washing machine, fridge and freezer. Space for cooker with hood over, 1 1/2 bowl sink unit with mixer taps over.

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## **FIRST FLOOR LANDING**

Access to loft space, leading to inner hall to bedroom one and study

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## **BEDROOM 1**

*3.94m x 2.46m (12'11" x 8'0")*

UPVC double glazed window to the front elevation, radiator.

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## **STUDY**

*2.87m x 2.01m (9'4" x 6'7")*

UPVC double glazed window to the front elevation, radiator. This room has been partitioned from Bedroom 1 with the removal of stud walling this could be converted back to a larger bedroom. (maximum measurement)

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## **BEDROOM 2**

*2.87m x 2.74m (9'4" x 8'11")*

UPVC double glazed window to the rear elevation, airing cupboard, radiator

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## **BATHROOM**

UPVC double glazed window to the rear elevation, three piece suite comprising of WC wash hand basin, panelled bath with screen and shower over, radiator.


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## **EXTERNALLY**

FRONT: enclosed, patio, borders.

REAR: Gravel to side, patio to the rear



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Winfarthing Avenue, King's Lynn, Norfolk, PE30 5LY

Contact your local branch today for more information on this property:

**1000 Great West Road, Brentford, Brentford, Middlesex, TW8 9DW, Tel: 0208 106 8888,  
<https://openhouse.london/>**

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