3 bed detached house to buy in

St. Peters Road, West Lynn, King's Lynn, Norfolk, PE34 3LB

£225,000 Starting Bid

x 3 x 1 x 3

Tenure

Freehold

Driveway & Garage parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- Immediate 'exchange of contracts' available
- OFFERING HUGE POTENTIAL
- MATURE AND WELL ESTABLISHED GARDEN
- EPC Rating D

Key Information

- Council Tax: Band B
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Description

BEING SOLD VIA 'SECURE SALE' TERMS AND CONDITIONS APPLY.

Pattinson Auction in connection with The Norfolk Agents are pleased to offer this detached three bedroom home, available to the market with no onward chain. The property offers a good sized plot with generous outside space along with off road parking and a garage too. Situated within the sought after area of West Lynn the property offers huge potential and is an ideal chance for buyers to put their own stamp on a home.

ACCOMMODATION:

Visitors are welcomed in to the property via the entrance hall which provides access to the ground floor accommodation along with stairs to the first floor. To the front of the home is a dining room, the kitchen is positioned to the rear of the home and has views over the garden. This leads through to the lounge which is of a generous size, positioned just off the lounge is a further reception room.

On the first floor of the home is three bedrooms all of which are well proportioned, the main bedroom has an in built storage cupboard. The family bathroom is also found on the first floor.

OUTSIDE:

The property offers a generously sized plot with parking on the driveway to the front for multiple vehicles. There is a good sized garage along with an outside WC and a further brick built storage space. The rear garden is well established with a range of plants, trees and shrubs.

SERVICES:

This home is connected to mains electricity, drainage and water supply. There is gas central heating and double glazing to the majority of the windows.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers'

commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non refundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £225,000

Property Type: Detached House

Parking: Driveway & Garage

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

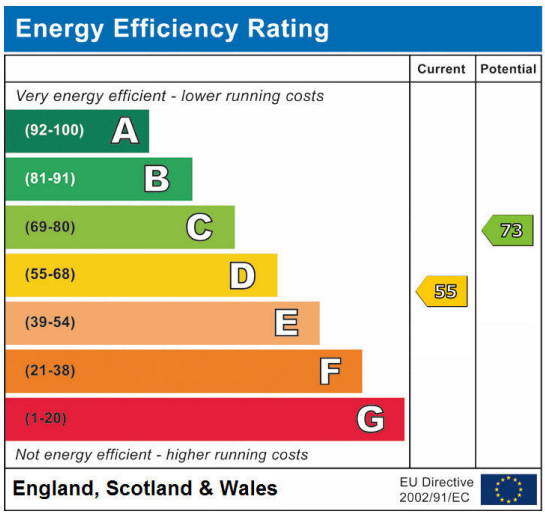
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



St. Peters Road, West Lynn, King's Lynn, Norfolk, PE34 3LB

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

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