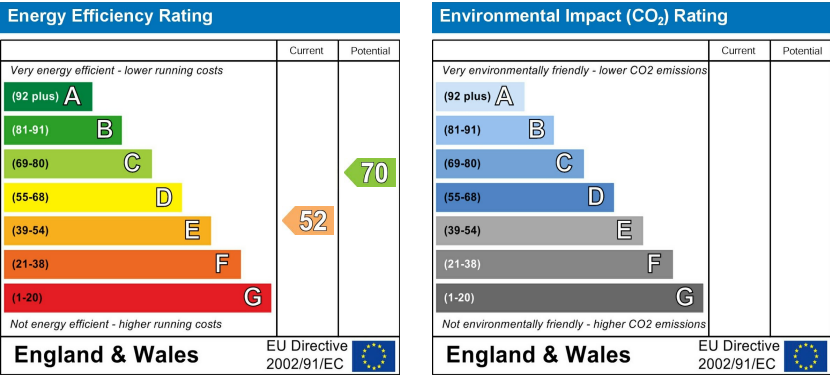


DIRECTIONS

Sat Nav: PE30 4TB



NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

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**LOUNGE** 11'9 x 9'11 (3.58m x 3.02m )  
Laminate flooring. Window to front aspect. Electric heater. Stairs to first floor

**KITCHEN** 11'11 x 7'11 (3.63m x 2.41m)  
Range of newly fitted wall-mounted, base and drawer units with worktop over. Window to front aspect over stainless steel sink with mixer tap and drainer. Integrated electric oven and hob. Space for washing machine. Vinyl flooring.

**LANDING**  
Fitted carpet. Leading to all rooms.

**BEDROOM** 11'9 x 9'09 (3.58m x 2.97m)  
Fitted carpet. Electric heater. Windows to front aspect. Airing cupboard. Loft access

**BATHROOM** 8'02 x 5'07 (2.49m x 1.70m)  
Three piece suite comprising of countertop hand wash basin with waterfall mixer tap, W.C, bath with waterfall mixer tap and electric shower over. Vinyl flooring. Obscured window to front. Extractor fan.

**IMPORTANT INFORMATION**  
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**\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £99,000\*\*** Located in Elvington, King's Lynn, this recently refurbished house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a well-designed layout, featuring a welcoming reception room that offers a perfect space for relaxation or entertaining guests. The modern kitchen is equipped with contemporary fittings that make cooking a delight. It is both functional and stylish, catering to the needs of today's homeowners. The bedroom is generously sized, providing a comfortable retreat, while the bathroom is tastefully appointed, ensuring convenience and comfort. The property features a low maintenance garden, which offers a private outdoor space to enjoy without the burden of extensive upkeep. This makes it an ideal spot for those who appreciate a bit of greenery without the hassle. Situated in a popular location, this home benefits from the tranquillity of village life while still being within easy reach of local amenities and transport links. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this delightful house in Elvington is sure to impress. Don't miss the chance to make it your own.



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