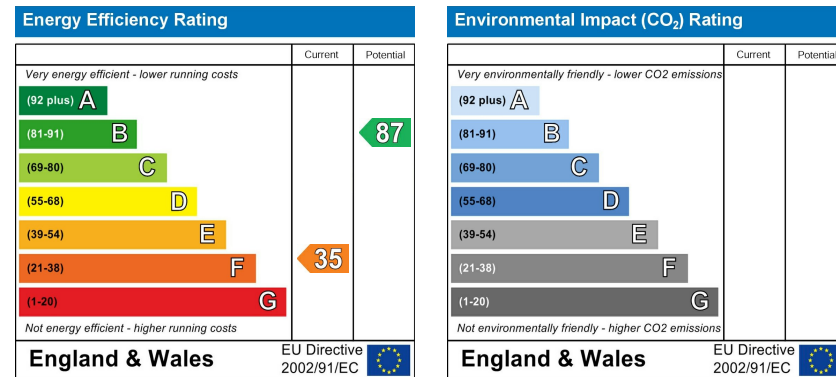


## DIRECTIONS

SATNAV: PE30 5PG



## 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.

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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.

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*This disclaimer must go on to all probate properties – new and existing:*



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AUCTIONS



8 Extons Road King's Lynn PE30 5PG

**THREE BEDROOM END OF TERRACE HOUSE IN TOWN LOCATION IN  
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**£115,000 Freehold**

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**LOUNGE** 21'1 x 11'1 (6.43m x 3.38m )  
 Fitted carpet, electric fire place, second chimney breast which has potential to remain or be opened up. UPVC entrance door to the side. Door to kitchen and door to access the stairs to the first floor. French doors leading to the courtyard garden. Window to the front aspect of the property.

**KITCHEN** 11'4 x 5'10 (3.45m x 1.78m )  
 Range of base, wall and drawer units with worktop over. Stainless steel sink with mixer tap over. Integrated oven and hob with extractor fan over. Window to side aspect. Vinyl flooring.

**REAR LOBBY**  
 Door to rear courtyard and a storage cupboard. Door to ground floor bathroom

**BATHROOM** 6'6 x 9'0 (1.98m x 2.74m )  
 Four piece suite comprising of hand wash basin, W.C, bath and a shower cubicle with shower. Fitted carpet. Walls are tiled. Window to the side aspect.

**BEDROOM ONE** 10'2 x 9'10 (3.10m x 3.00m )  
 Fitted carpet, built in storage, window to front aspect.

**BEDROOM TWO** 10'2 x 8'6 (3.10m x 2.59m )  
 Fitted carpet, window to rear aspect. Door leading into third bedroom.

**BEDROOM THREE** 15'4 x 5'10 (4.67m x 1.78m )  
 Accessed via bedroom two. Fitted carpet and window to the side aspect.

**COURTYARD GARDEN**  
 Low maintenance courtyard style garden which provides gated access to the rear of the home.

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**MONEY LAUNDERING:** In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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**\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000\*\*** Positioned on Extons Road in the charming town of King's Lynn, this end-terrace house presents a wonderful opportunity for those looking to create their dream home. With three bedrooms, this property is ideal for families or individuals seeking extra space. The layout includes a reception room that features French doors, allowing natural light to flood the space and providing a seamless connection to the courtyard garden outside. The gallery kitchen, offers a functional area for culinary pursuits. The ground floor bathroom adds convenience, making daily routines effortless. Although the property currently utilises electric heating, it is worth noting that there is a mains gas service point directly available, offering potential for an upgrade to a more efficient heating system. The courtyard garden is a useful outdoor space, perfect for enjoying the fresh air. Additionally, the location is highly advantageous, being in close proximity to 'The Walks', a beautiful park ideal for leisurely strolls, and just a short distance from the town centre, providing easy access to shops, cafes, and other amenities, including the train station with links to London. This property is a blank canvas, ready for someone with vision to breathe new life into it. With its prime location and potential for modernisation, it is an excellent opportunity for buyers looking to invest in a home that they can truly make their own.



While every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, fixtures, fittings and any other detail are approximate and no responsibility is taken for any inaccuracy or omission in the description. This plan is for illustrative purposes only and should not be used as such for any other purpose. The views, fixtures and fittings shown are for general information only and are not intended to be taken literally. Map with Metre (0:100) 1/1000



