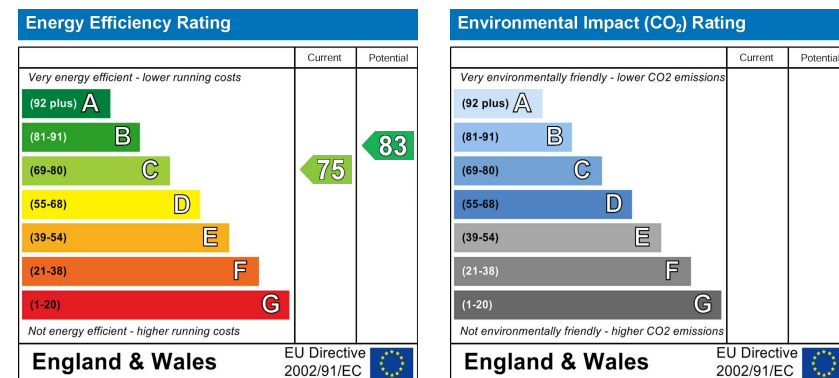


## DIRECTIONS

SATNAV: PE30 2LZ



## 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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**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.

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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:*



NORFOLK PROPERTY  
AUCTIONS



7 Hope Court King's Lynn PE30 2LZ

**TWO BEDROOM MID-TERRACE HOUSE**

**King's Lynn**

**£100,000 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.

**IMPORTANT INFORMATION**

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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)

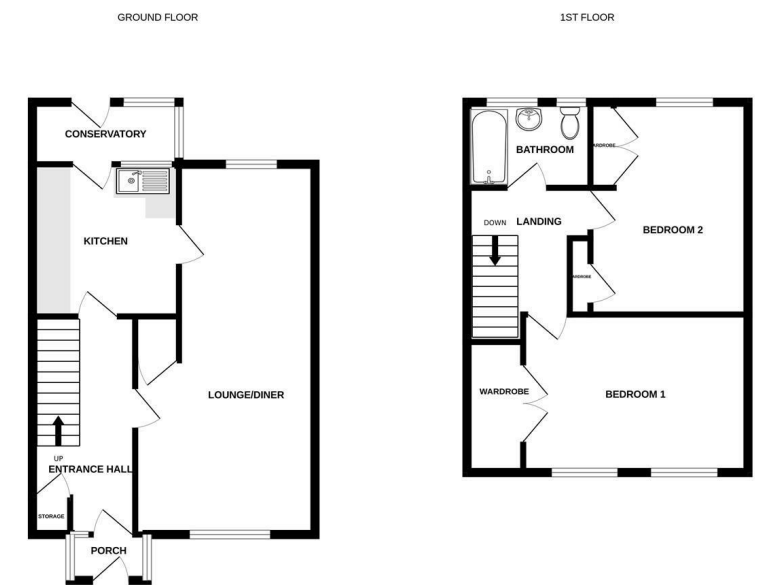
8'1" x 5'6" (2.46m x 1.68m)

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 £100,000\*\*** 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)



