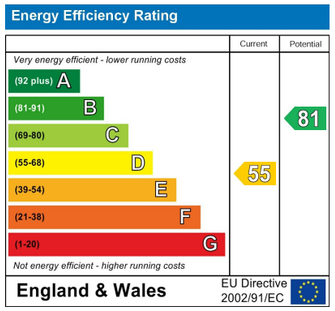
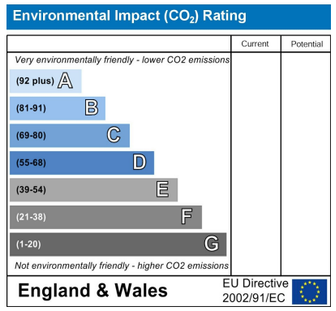
DIRECTIONS

SATNAV: PE30 2BG





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.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

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.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

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

NORFOLK PROPERTY AUCTIONS



167 Loke Road King's Lynn PE30 2BG

THREE BEDROOM SEMI-DETACHED HOUSE

King's Lynn **£140,000 Freehold**

Telephone: 0800 6546 333
www.norfolkpropertyactions.co.uk
Email- sales@norfolkpropertyauctions.co.uk





KING'S LYNN
King's Lynn offers an excellent range of amenities, making it one of West Norfolk's most popular market towns. Residents benefit from a wide selection of supermarkets, independent shops, cafés, restaurants, and leisure facilities, alongside the Vancouver Quarter and Hardwick Retail Park for everyday shopping. The town is well served by highly regarded schools, the Queen Elizabeth Hospital, and a variety of sports clubs and recreational spaces, including The Walks park. For commuters, King's Lynn railway station provides direct services to Cambridge and London King's Cross, while excellent road links via the A47 and A10 offer convenient access across the region. Combining rich history, a vibrant town centre, and modern conveniences, King's Lynn provides an ideal balance of lifestyle and connectivity for families, professionals, and retirees alike.

ENTRANCE HALL
Original tiled flooring, radiator, stairs to first floor, door to lounge/diner.

LOUNGE/DINER 21'3" x 11'1" (6.48m x 3.38m)
Wooden flooring, radiators, windows to both front and rear aspects, doors to understairs cupboard and kitchen.

KITCHEN 20'9" x 8'8" (max) (6.32m x 2.64m (max))
Tiled flooring, radiator, windows to side aspect, door to rear garden, integrated hob and oven, boiler.

LANDING
Wooden flooring, loft access, doors to all bedrooms and bathroom.

BEDROOM ONE 14'4" x 9'11" (4.37m x 3.02m)
Wooden flooring, radiator, window to front aspect.

BEDROOM TWO 10'11" x 9'5" (3.33m x 2.87m)
Wooden flooring, radiator, window to rear.

BEDROOM THREE 8'9" x 6'9" (2.67m x 2.06m)
Wooden flooring, radiator, window to rear aspect.

BATHROOM 8'1 x 5'5" (2.46m x 1.65m)
Tiled flooring, heated towel rail, window to side aspect, bath with over head electric shower, hand basin, WC.

FRONT GARDEN
Small white picket fence with path to front door, decorative shingle.

REAR GARDEN
Fully enclosed courtyard, two brick sheds, one with old WC.

AUCTION IMPORTANT INFORMATION
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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.**
Situated on Loke Road in the Norfolk town of King's Lynn, this three-bedroom semi-detached house presents an excellent opportunity for those looking to create their dream home. With one open plan reception room, the property offers a comfortable space for relaxation and entertaining.

The three bedrooms provide ample accommodation for families or those seeking extra space. The bathroom, while functional, is ready for a modern touch, allowing you to personalise it to your taste.

This property is conveniently located close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. The low maintenance rear courtyard is a delightful feature, offering a private outdoor space that requires minimal upkeep, perfect for enjoying the fresh air without the burden of extensive gardening.

It is important to note that the house is in need of renovation, presenting a blank canvas for creative minds to transform it into a stylish and contemporary residence. Whether you are a first-time buyer, an investor, or someone looking to downsize, this property holds great potential.

With its prime location and the opportunity to add value through renovation, this semi-detached house on Loke Road is not to be missed. Embrace the chance to make this house your home in the heart of King's Lynn.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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