



**Edward Street, King's Lynn, PE30 5QS**

**welcome to**

**Edward Street, King's Lynn**

Ideal first time buy or investment opportunity with this well presented two bedroom end of terrace house which benefits from being offered with no onward chain. Viewing highly recommended.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Door To:-

### Lounge/Diner

21' 1" max x 14' 7" max ( 6.43m max x 4.45m max )  
(Irregular in shape) Two radiators, two double glazed windows, exposed timber floor, understair storage, stairs to first floor

### Kitchen

8' 6" max x 5' 6" max ( 2.59m max x 1.68m max )  
(Irregular in shape) Range of base and all units, roll edge work top inset stainless steel sink with mixer tap over, space for fridge, built-in double oven, gas hob, wall mounted boiler, double glazed window, double glazed door to rear, opening to:-

### Utility Area

Space and plumbing for washing machine, door to:-

### Bathroom

Bath with shower mixer tap, low level WC, wash hand basin, double glazed window, ceramic tiled floor

## First Floor

### Bedroom One

14' 8" max x 10' 6" max ( 4.47m max x 3.20m max )  
(Irregular in shape) Double glazed window, radiator, storage cupboard

### Bedroom Two

10' 3" max x 9' 9" max ( 3.12m max x 2.97m max )  
(Irregular in shape) Double glazed window, radiator, built-in wardrobes, fitted shelving unit

### Outside

Rear courtyard garden with rear access gate.

## Agents Note

Please note that all rooms are irregular in shape so the measurements are maximum measurements.

There is a restriction on using the property as a holiday home.



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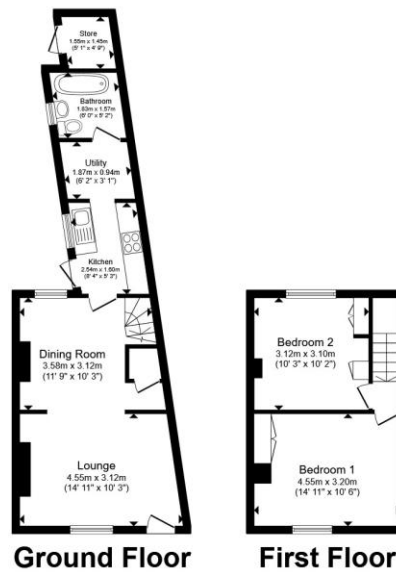
## Edward Street, King's Lynn

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Popular Friars Area
- Ideal First Time Buy or Investment Opportunity

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

guide price

**£120,000**



Total floor area 65.7 m<sup>2</sup> (707 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN118303 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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