



Eastfields, King's Lynn, PE30 4SF

welcome to

Eastfields, King's Lynn

Calling all first time buyer and investors alike for this three bedroom mid terrace house located within easy reach of amenities and The Queen Elizabeth Hospital. The property benefits from being offered with no onward chain.



Entrance Door To:-

Entrance Hall

Stairs to first floor

Lounge/Diner

20' 2" ma x 13' 4" max (6.15m ma x 4.06m max)

Double glazed window, double glazed patio doors to rear radiator, wood effect laminate floor

Kitchen

10' 2" x 7' 10" (3.10m x 2.39m)

Range of base and wall units, roll edge worktop, inset stainless steel sink with mixer tap over, cooker, extractor over, space for washing machine, double glazed window, door to utility area and door to storage room

First Floor Landing

Bedroom One

13' 5" x 11' 2" (4.09m x 3.40m)

Fitted wardrobe, double glazed window, radiator

Bedroom Two

10' 2" x 9' 5" (3.10m x 2.87m)

Fitted wardrobe, double glazed window, radiator

Bedroom Three

8' x 6' 7" (2.44m x 2.01m)

Double glazed window, radiator

Bathroom

Bath, wash hand basin, double glazed window

Separate Wc

Low level WC double glazed window

Outside

Enclosed garden to front and rear with rear access gate and lockable shed

Important Notice

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at

which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



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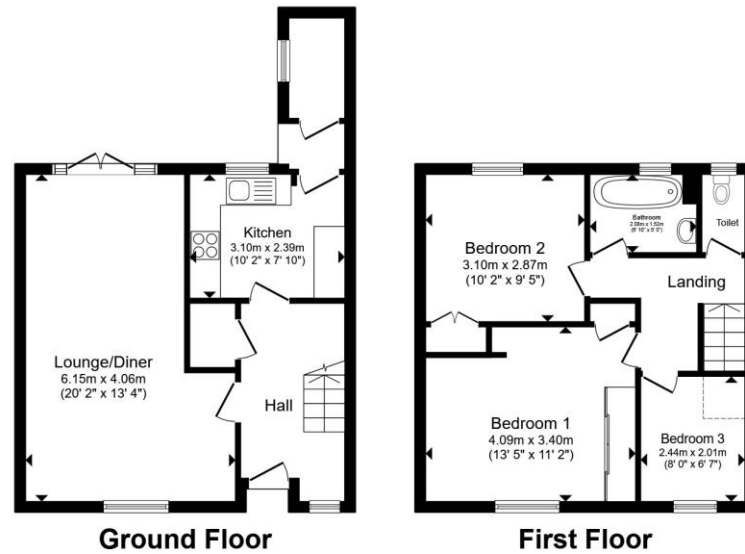


welcome to Eastfields, King's Lynn

- Ideal First Time Buy or Investment Opportunity
- Mid Terrace House
- Lounge/ Dining room
- Three Bedrooms
- Newly Fitted Gas Boiler

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

£120,000



Total floor area 82.1 m² (883 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


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Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN119965 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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