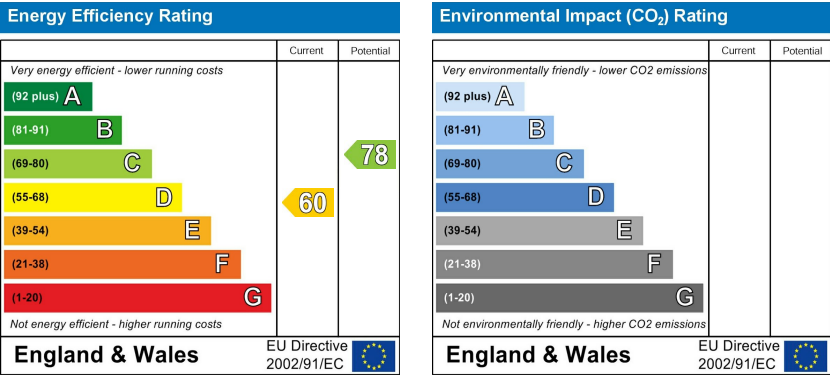


DIRECTIONS

SATNAV: PE30 5NA



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 existing:



24 Portland Place King's Lynn PE30 5NA

TWO BEDROOM MID-TERRACE HOUSE

King's Lynn

£125,000 Freehold

Telephone: 0800 6546 333
www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.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.

LOUNGE 13'1" x 10'3" (3.99m x 3.12m)
Herringbone flooring, window to front electric fireplace, open plan to dining room.

DINING ROOM 11'9" x 10'2" (3.58m x 3.10m)
Herringbone flooring, window to rear aspect, electric radiators, door to rear aspect, stairs to first floor, storage cupboard, open plan to lounge.

KITCHEN 11'11" x 6'11" (3.63m x 2.11m)
Herringbone flooring, window to side aspect, new fitted modern kitchen with wall-mounted, base and drawer units, integrated electric oven and hob with extractor hood, space and plumbing for washing machine.

HALLWAY
Tiled flooring, door to side aspect, sliding door to shower room.

SHOWER ROOM
Tiled flooring, W.C, hand wash basin, walk-in shower enclosure, obscured window to side aspect.

LANDING
Doors to both Bedrooms.

BEDROOM ONE 11'9" x 10'2" (3.58m x 3.10m)
Laminate flooring, window to rear aspect, electric radiator, airing cupboard.

BEDROOM TWO 10'9" x 10'2" (3.28m x 3.10m)
Laminate flooring, window to front aspect, electric radiator.

COURTYARD
Rear Courtyard, gate to rear, storage shed.

AUCTION IMPORTANT INFORMATION
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 endeavour to make our sales details as accurate and reliable as possible.

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.

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.

Located on Portland Place, King's Lynn, this delightful two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and seasoned investors alike. Spanning a comfortable 754 square feet, the property boasts a well-designed open plan lounge and diner, creating an inviting space perfect for relaxation and entertaining.

With two spacious bedrooms and a well-appointed bathroom, this property is perfectly suited for small families, couples, or individuals looking for a comfortable living environment. Its location in King's Lynn provides easy access to local amenities, schools, and transport links, enhancing its appeal for potential tenants or homeowners. The property also offers a private outdoor space that requires minimal upkeep, allowing you to enjoy the outdoors without the burden of extensive gardening.

This mid-terrace house not only serves as a lovely home but also represents a fantastic investment opportunity for landlords seeking to expand their portfolio. With its desirable features and prime location, this property is sure to attract interest.



While every attempt has been made to ensure the accuracy of the description contained here, measurements of these features should not be taken as an absolute and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should not be used as a basis for any professional purchase. The agents, vendors and applicants accept no liability for any errors or omissions. Made with iDesign 12.0.0



