



## 3 bed bungalow to buy in PE30

Extons Place, Kings Lynn, King's Lynn,  
Norfolk, PE30 5NP

**£115,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ IMMEDIATE 'EXCHANGE OF CONTRACTS AVAILABLE'
- ✓ BEING SOLD VIA SECURE SALE
- ✓ THREE BEDROOM SEMI DETACHED BUNGALOW
- ✓ GAS CENTRAL HEATING
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply

Pattinson Auction in connection with The Norfolk Agents are pleased to offer to the market this three bedroom semi detached bungalow which is available with no onward chain. The property offers plenty of potential and is a great chance for buyers to put their own stamp on a home! Positioned in the sought after Extons Place the property is close to the town centre and within easy reach of the mainline station with links to both London and Cambridge.

Accommodation:

Benefiting from spacious accommodation throughout the property is accessed via the entrance porch which leads in to the hallway. From here the internal living space and the bedrooms are accessed, there are three well proportioned bedrooms to the front of the home which have plenty of natural light flooding in. The bathroom is fitted with a three piece suite.

There is a spacious lounge dining room which is generous in size, a great space to both relax and entertain. To the rear of the property is the kitchen which although will need modernisation is of a good size.

Outside:

The rear garden has a patio/lawned area with a fence running around the perimeter of the property. To the front is parking on the driveway along with an area laid to gravel.

AGENTS NOTE: A report on this property has been undertaken by a structural engineer, this report is available from the legal pack.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £115,000

Property Type: Bungalow

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

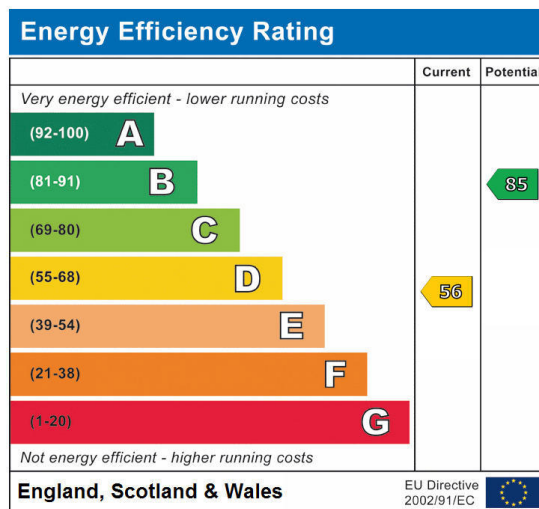
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Extons Place, Kings Lynn, King's Lynn, Norfolk, PE30 5NP

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

