



2 bed terraced house to buy in

Hope Court, King's Lynn, Norfolk, PE30 2LZ






£100,000 Starting Bid

 x2
  x1
  x1

Tenure

Freehold

Property features

-  Being Sold via Secure Sale online bidding. Terms and Conditions
-  TWO BEDROOM
-  GAS CENTRAL HEATING
-  MID-TERRACE HOUSE
-  EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Description

• *Being Sold via Secure Sale online bidding. Terms & Conditions apply. Located in Hope Court, King's Lynn, this two-bedroom mid-terrace house presents an excellent opportunity for those looking to create their dream home. The property boasts a spacious and comfortable lounge/diner, perfect for entertaining guests or enjoying family meals. As you enter, you will find both front and rear porches, providing convenient access and a welcoming atmosphere. The layout of the house offers a practical flow, making it ideal for both relaxation and social gatherings. While the property is in need of modernisation, this presents a unique chance for buyers to personalise the space to their taste and style. With a little imagination and effort, this house can be transformed into a stunning residence that your individual p. The two well-proportioned bedrooms offer ample space for rest and relaxation, making it a suitable choice for small families, couples, or even as an investment opportunity. This home is within easy reach of local amenities, schools, and transport links, ensuring that you have everything you need right at your fingertips. In summary, this mid-terrace house in Hope Court is a promising prospect for those willing to invest in a property with potential. With its inviting layout and prime location, it is an opportunity not to be missed. TWO BEDROOM MID-TERRACE HOUSE Porch - Triple aspect windows, carpeted. Entrance Hall - 4.39m x 1.83m (14'5" x 6') - Storage cupboard, radiator, stairs and stair lift, carpeted. Lounge/Diner - 7.21m x 3.56m (23'8" x 11'8") - Windows to front and rear aspect, two radiators, carpeted. Kitchen - 3.00m x 2.79m (9'10" x 9'2") - Range of wall and base units, space for washing machine, fridge freezer and cooker, window to conservatory, vinyl flooring. Conservatory/Rear Porch - 2.92m x 1.12m (9'7" x 3'8") - Landing - 3.05m x 2.46m max (10' x 8'1" max) - Doors to all rooms, access to loft, carpeted. Bathroom - 2.46m x 1.68m (8'1" x 5'6") - Radiator, obscure window to rear, carpeted. Bedroom One - 5.00m x 3.00m (16'5" x 9'10") - Fitted wardrobes, window to front aspect, double radiator, carpeted. Bedroom Two - 4.19m x 2.90m (13'9" x 9'6") - Airing cupboard and boiler cupboard, single radiator, window to rear aspect, carpeted. 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: 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 "If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in GAS CENTRAL HEATING

UPVC double glazed

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £100,000

Property Type: Terraced House

Parking: None

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

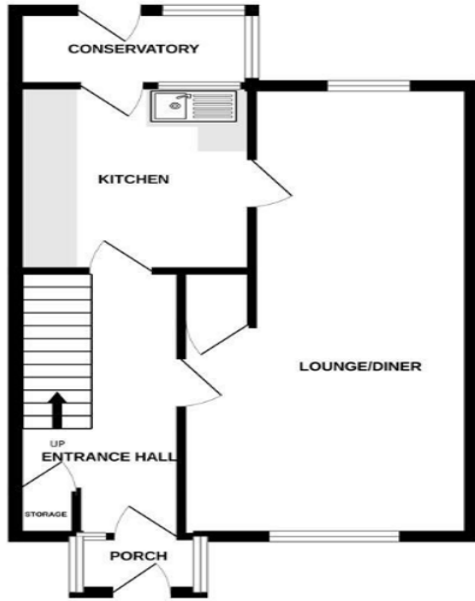
Sewerage: Standard UK domestic

Air conditioning: No

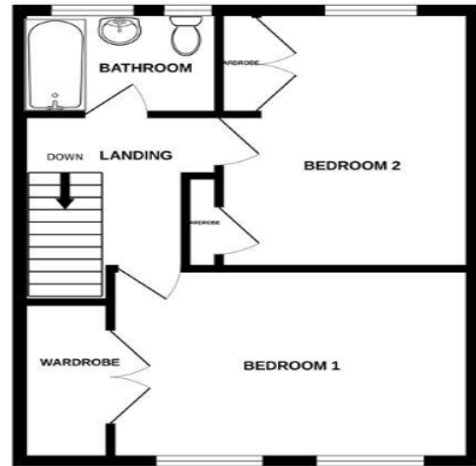
Broadband: Cable

Mobile signal coverage: Good

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hope Court, King's Lynn, Norfolk, PE30 2LZ

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

134 High Street, Peterborough, Cambridgeshire, PE2 8DP, www.mandairs.co.uk

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