



## 3 bed end of terrace house to buy in PE30

Extons Road, King's Lynn, Norfolk, PE30 5PG

**£115,000** Starting Bid






 x3
  x1
  x1

Tenure

**Freehold**

On Street parking

## Property features

-  Being Sold via Secure Sale online bidding. Terms and Conditions
-  IN NEED OF MODERNISATION
-  LOUNGE
-  THREE BEDROOMS
-  EPC Rating F

## Key Information

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

## Description

Positioned on Extons Road in the charming town of King's Lynn, this end-terrace house presents a wonderful opportunity for those looking to create their dream home. With three bedrooms, this property is ideal for families or individuals seeking extra space. The layout includes a reception room that features French doors, allowing natural light to flood the space and providing a seamless connection to the courtyard garden outside. The gallery kitchen, while in need of modernisation, offers a functional area for culinary pursuits and can be transformed into a stylish hub for entertaining. The ground floor bathroom adds convenience, making daily routines effortless. Although the property currently utilises electric heating, it is worth noting that there is a mains gas service point directly available, offering potential for an upgrade to a more efficient heating system. The courtyard garden is a useful outdoor space, perfect for enjoying the fresh air. Additionally, the location is highly advantageous, being in close proximity to 'The Walks', a beautiful park ideal for leisurely strolls, and just a short distance from the town centre, providing easy access to shops, cafes, and other amenities. This property is a blank canvas, ready for someone with vision to breathe new life into it. With its prime location and potential for modernisation, it is an excellent opportunity for buyers looking to invest in a home that they can truly make their own.

### THREE BEDROOM END OF TERRACE HOUSE IN TOWN LOCATION IN NEED OF MODERNISATION

Lounge - 6.43m x 3.38m (21'1 x 11'1 ) - Fitted carpet, electric fire place, second chimney breast which has potential to remain or be opened up. UPVC entrance door to the side. Door to kitchen and door to access the stairs to the first floor. French doors leading to the courtyard garden. Window to the front aspect of the property.

Kitchen - 3.45m x 1.78m (11'4 x 5'10 ) - Range of base, wall and drawer units with worktop over. Stainless steel sink with mixer tap over. Integrated oven and hob with extractor fan over. Window to side aspect. Vinyl flooring.

Rear Lobby - Door to rear courtyard and a storage cupboard. Door to ground floor bathroom

Bathroom - 1.98m x 2.74m (6'6 x 9'0 ) - Four piece suite comprising of hand wash basin, W.C, bath and a shower cubicle with shower. Fitted carpet. Walls are tiled. Window to the side aspect.

Bedroom One - 3.10m x 3.00m (10'2 x 9'10 ) - Fitted carpet, built in storage, window to front aspect.

Bedroom Two - 3.10m x 2.59m (10'2 x 8'6 ) - Fitted carpet, window to rear aspect. Door leading into third bedroom.

Bedroom Three - 4.67m x 1.78m (15'4 x 5'10 ) - Accessed via bedroom two. Fitted carpet and window to the side aspect.

Courtyard Garden - Low maintenance courtyard style garden which provides gated access to the rear of the home.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £115,000

Property Type: End of terrace house

Parking: On Street

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: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		35	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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