



## 2 bed semi-detached house to buy in PE30

Tyndale, North Wootton, King's Lynn, Norfolk, PE30 3XD

**£160,000** Starting Bid



 x2
  x1
  x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

-  Being Sold via Secure Sale online bidding. Terms and Conditions
-  EPC Rating D

## Key Information

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

## Description

Porch - Fitted carpet. Door to entrance and door into lounge.

Lounge - 4.14m x 3.71m (13'7 x 12'2 ) - Wood effect flooring, window to front and side, stairs to first floor, and feature fireplace.

Kitchen Diner - 3.71m x 2.64m (12'2 x 8'8 ) - Range of base, wall and drawer units. with worktop over. Sink with drainer and hot and cold tap over, integrated oven and hob with extractor above, space for fridge freezer and washing machine, storage heater and tiled flooring. Double glazed doors and windows to rear.

Conservatory - 3.28m x 1.88m (10'9 x 6'2 ) - Tiled flooring, door to side aspect, windows to rear and side overlooking garden.

Landing - Access to loft and fitted carpet.

Bedroom One - 3.71m x 2.62m (12'2 x 8'7 ) - Fitted carpet, window to front, and storage heating.

Bedroom Two - 3.71m x 2.64m (12'2 x 8'8 ) - Fitted carpet, window to rear aspect, storage heater, and cupboard housing hot water tank.

Bathroom - 2.39m x 1.42m (7'10 x 4'8) - Three piece suite comprising of panel bath, pedestal hand wash basin and W.C. Window to side aspect.

Garden - Driveway to the front creating off road parking. Curved steps to the front entrance door. Side access leads to the rear of the property which is a low maintenance enclosed garden laid to brick weave.

Garage - Up and over door to front, and personal door to side. Side access leading to the rear of the property.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £160,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Year built: 1990

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, Gas

Electric: National Grid

Water: Direct mains water

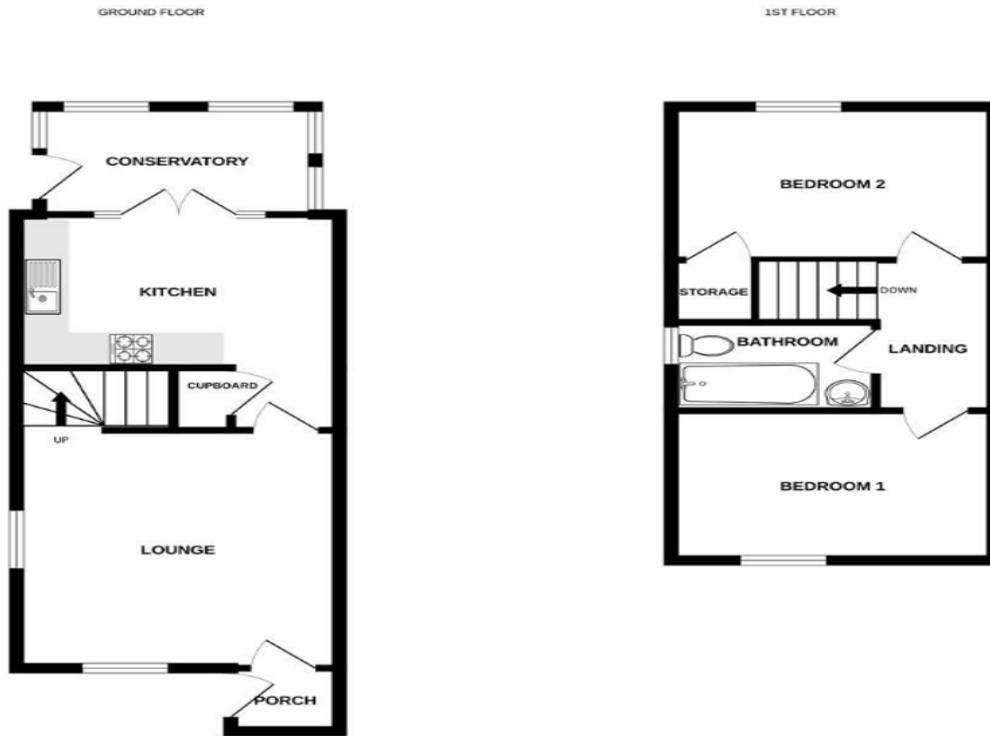
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

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>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(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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