



**Eastfields, King's Lynn, PE30 4SF**

**welcome to**

**Eastfields, King's Lynn**

Calling all first time buyer and investors alike for this three bedroom mid terrace house located within easy reach of amenities and The Queen Elizabeth Hospital. The property benefits from being offered with no onward chain.



## Entrance Door To:-

## Entrance Hall

Stairs to first floor

## Lounge/Diner

20' 2" ma x 13' 4" max ( 6.15m ma x 4.06m max )

Double glazed window, double glazed patio doors to rear radiator, wood effect laminate floor

## Kitchen

10' 2" x 7' 10" ( 3.10m x 2.39m )

Range of base and wall units, roll edge worktop, inset stainless steel sink with mixer tap over, cooker, extractor over, space for washing machine, double glazed window, door to utility area and door to storage room

## First Floor Landing

## Bedroom One

13' 5" x 11' 2" ( 4.09m x 3.40m )

Fitted wardrobe, double glazed window, radiator

## Bedroom Two

10' 2" x 9' 5" ( 3.10m x 2.87m )

Fitted wardrobe, double glazed window, radiator

## Bedroom Three

8' x 6' 7" ( 2.44m x 2.01m )

Double glazed window, radiator

## Bathroom

Bath, wash hand basin, double glazed window

## Separate Wc

Low level WC double glazed window

## Outside

Enclosed garden to front and rear with rear access gate and lockable shed

## Important Notice

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

## Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at

which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



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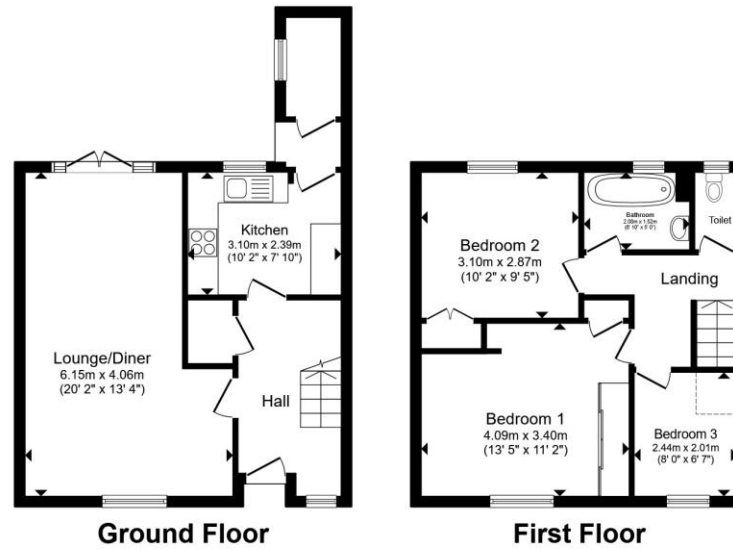


# welcome to Eastfields, King's Lynn

- Ideal First Time Buy or Investment Opportunity
- Mid Terrace House
- Lounge/ Dining room
- Three Bedrooms
- Newly Fitted Gas Boiler

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

## £110,000



Total floor area 82.1 m<sup>2</sup> (883 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN119965 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01553 771337**



[KingsLynn@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



[williamhbrown.co.uk](http://williamhbrown.co.uk)