



Raby Avenue, King's Lynn, PE30 2BL

welcome to

Raby Avenue, King's Lynn

Ideal first time buy or investment opportunity with this three bedroom mid terrace house which is located close to local amenities as well as the town centre of Kings Lynn and is being offered with no onward chain.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Entrance Porch

UPVC construction, door to:-

Entrance Hall

Radiator, stairs to first floor, storage cupboard

Kitchen/Breakfast Room

18' 10" x 8' 1" (5.74m x 2.46m)

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space for Range cooker, space for fridge, freezer, dishwasher and washing machine, double glazed window, ceramic tiled floor, door to:-

Rear Lobby

Door to rear

Lounge

18' x 11' 8" (5.49m x 3.56m)

Double glazed patio doors to rear, double glazed window to front, radiator

First Floor Landing

Loft access, double glazed window

Bedroom One

11' 10" max x 10' 9" max (3.61m max x 3.28m max)

Double glazed window, radiator, storage cupboard

Bedroom Two

8' 2" x 8' 3" min (2.49m x 2.51m min)

Double glazed window, radiator

Bedroom Three

8' 8" x 6' 11" (2.64m x 2.11m)

Double glazed window, radiator

Bathroom

Low level WC, wash hand basin, bath, double glazed window

Outside

Good size rear garden with outside store, gates lead onto a further area suitable for parking



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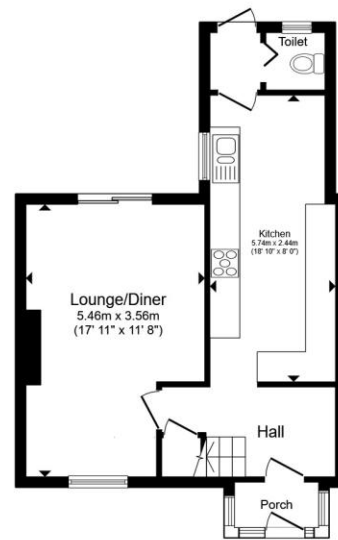
Raby Avenue, King's Lynn

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Ideal first time buy or investment
- No Onward Chain

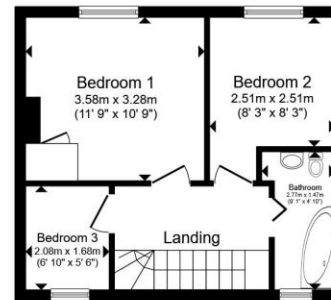
Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

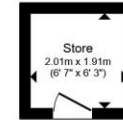
£135,000



Ground Floor



First Floor



Outbuilding

Total floor area 79.3 m² (853 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


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Awaiting Photograph

Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN120132 - 0002

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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.



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