



## 2 bed flat to buy in PE30

Tyrrell Crescent, South Wootton, King's Lynn, Norfolk, PE30 3QL

**£85,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ COMMUNAL ENTRANCE HALL
- ✓ BRIGHT AND SPACIOUS LOUNGE
- ✓ TWO BEDROOMS
- ✓ EPC Rating C

## Key Information

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

## Description

\*\* Being Sold via Secure Sale online bidding. Terms & Conditions apply. Situated in a desirable area of South Wootton, this charming ground floor flat presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a bright and inviting lounge, perfect for relaxation or entertaining guests. With a spacious double bedroom and a good sized single bedroom, this flat offers ample room for comfortable living. The well-appointed bathroom ensures convenience for residents and guests. The property has previously been utilised as a rental, highlighting its appeal and potential for generating income. One of the key features of this flat is the allocated parking space, providing ease and security for your vehicle. The sought-after location further enhances the attractiveness of this property, with local amenities and transport links within easy reach. This flat is not just a home; it is a lifestyle choice in a vibrant community. Whether you are looking to settle down or seeking a lucrative rental investment, this property is sure to meet your needs. Do not miss the chance to view this delightful flat in South Wootton.

WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT WITH ONE ALLOCATED PARKING SPACE - NO UPWARD CHAIN

Lounge - 5.08m x 3.33m (16'8 x 10'11) - Laminate flooring. Radiator. Window to front aspect.

Kitchen - 2.59m x 2.08m (8'6 x 6'10) - Range of wall, base and drawer units with worktops over. Single under counter oven. Gas hob. Extractor. Space for washing machine. Gas Boiler. Tiled floor.

Inner Hallway - 2.39m x 1.04m (7'10 x 3'5) - Single radiator. Two storage cupboards.

Bedroom One - 3.63m x 3.25m (11'11 x 10'8) - Fitted carpet. Radiator. Built-in wardrobe. Window to rear aspect.

Bedroom Two - 3.63m x 2.18m (11'11 x 7'2) - Laminate flooring. Radiator. Window to rear aspect.

Bathroom - 2.08m x 1.91m (6'10 x 6'3) - Three piece suite comprising bath with mains shower over, wash hand basin and w.c. Tiled floor. Radiator. Extractor fan.

Allocated Parking Space -

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 these

particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be

guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an

opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All

descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are

advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 105

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £1,300.00

Price: Starting Bid £85,000

Property Type: Flat

Parking: Allocated

Year built: 2006

Construction materials: Brick and block

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: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

## Living Room

5.08m x 3.33m (16'8 x 10'11) - Laminate flooring. Radiator. Window to front aspect.

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## Kitchen

2.59m x 2.08m (8'6 x 6'10) - Range of wall, base and drawer units with worktops over. Single under counter oven. Gas hob. Extractor. Space for washing machine. Gas Boiler. Tiled floor.

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## Inner Hall

2.39m x 1.04m (7'10 x 3'5) - Single radiator. Two storage cupboards.

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## Bedroom 1

3.63m x 3.25m (11'11 x 10'8) - Fitted carpet. Radiator. Built-in wardrobe. Window to rear aspect.

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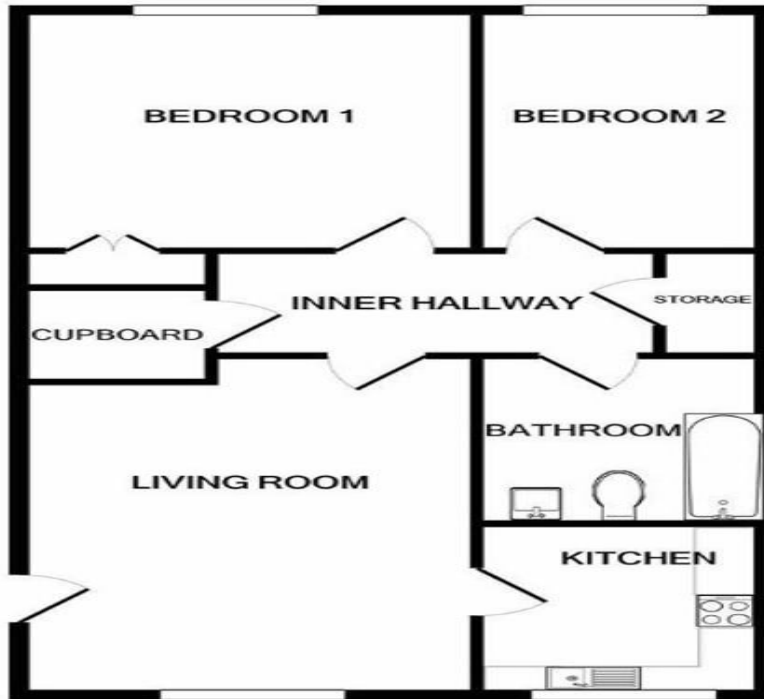
## Bedroom 2

3.63m x 2.18m (11'11 x 7'2) - Laminate flooring. Radiator. Window to rear aspect.

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## Bathroom

2.08m x 1.91m (6'10 x 6'3) - Three piece suite comprising bath with mains shower over, wash hand basin and w.c. Tiled floor. Radiator. Extractor fan.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	80
(55-68) <b>D</b>			
(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	

Tyrrell Crescent, South Wootton, King's Lynn, Norfolk, PE30 3QL

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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