



## 2 bed semi-detached house to buy in PE31

Johnson Crescent, Heacham, King's Lynn, Norfolk, PE31 7LQ

**£170,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ WELL-PRESENTED 2 BEDROOM CHALET
- ✓ SITTING ROOM & CONSERVATORY
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

The ground floor comprises an entrance porch with a built-in coat cupboard and a door opening into the sitting room. The sitting room is a generous size, with a beamed ceiling and a wall mounted electric fireplace, which serves as the main focal point. From the sitting room a staircase rises to the first floor landing. Beyond the sitting room is the open plan kitchen/dining room, which provides plenty of space for a table and chairs alongside the well equipped kitchen. The kitchen includes a collection of cream shaker style storage units under fitted work surfaces, incorporating a sink unit and an integrated oven and hob, as well as providing space for a washing machine and other appliances. There is also a large under stairs storage cupboard and a single door opening out to the conservatory. The conservatory provides pleasant additional reception space, with glazing to three sides, fitted blinds and double doors leading out to the garden.

Upstairs there are two bedrooms arranged around the landing area, along with a built-in airing cupboard and the neatly appointed family bathroom. Bedroom 1 is a double room with fitted wardrobes and a view over the rear garden, whilst bedroom 2 is a comfortable single or twin room, with a roof light and eaves storage.

The property is set back from the road behind a shingle frontage, with gated access at the side which leads to the enclosed rear garden. The garden has been mainly hard landscaped, for ease of maintenance. There is also a timber storage shed and gated access out onto Lodge Road.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

1. Purchasers will be asked to produce ID to satisfy money laundering regulations and we would ask for your co-operation in providing the relevant documentation.
2. While we endeavour to make our sales details fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to make further investigations.
3. The measurements indicated are supplied for guidance only.
4. Please note we have not tested the services or any of the equipment or appliances in this property. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. THE NORFOLK AGENTS LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £170,000

Property Type: Semi-detached house

Parking: Allocated, Garage

Construction materials: Brick and block

Roofing type: Slate 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

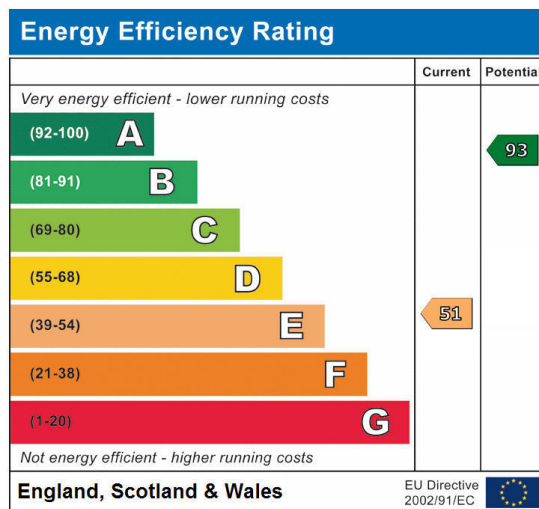
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Johnson Crescent, Heacham, King's Lynn, Norfolk, PE31 7LQ

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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