



## 2 bed cottage to buy in PE33

Main Road, Kings Lynn, Norfolk, PE33 0LS

**£105,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ KITCHEN
- ✓ TWO BEDROOMS
- ✓ PARKING TO REAR
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Situated on Main Road in the charming village of West Winch this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two bedrooms and a bright, inviting lounge that features a lovely brick fireplace, creating a warm and welcoming atmosphere. The lounge conveniently opens up to the garden, allowing for seamless indoor-outdoor living, perfect for enjoying the fresh air or entertaining guests. The garden is accessible via a rear gate, providing added convenience and privacy. This home also includes a practical bathroom and a single reception room, ensuring ample space for comfortable living. Additionally, parking is available at the rear of the property, a valuable feature in this area. With no upward chain, this property is ready for you to move in without delay. Whether you are looking to invest in a rental property or seeking your first home, this residence offers a fantastic blend of comfort and potential. Do not miss the chance to make this charming house your own.

### TWO BEDROOM TERRACED HOUSE WITH PARKING TO THE REAR

Entrance Hall - Vinyl flooring, stairs to first floor, storage cupboard, leading to all rooms, single radiator.

Kitchen - 3.20m x 2.01m (10'06 x 6'07) - Range of base, wall and drawer units with worktop over, space and plumbing for washing machine. Integrated electric oven and hob. Sink with drainer and mixer tap over. Single radiator. Vinyl flooring, window to rear aspect.

Lounge - 3.91m x 3.66m (12'10 x 12'00) - Fitted carpet, door and window to front aspect. Brick fireplace with tiled hearth, single radiator.

Landing - 3.05m x 1.75m (10'00 x 5'09) - Fitted carpet, leading to all rooms, loft access.

Bedroom One - 3.91m x 2.74m (12'10 x 9'00) - Fitted carpet, window to front aspect, double radiator.

Bedroom Two - 4.17m x 2.01m (13'08 x 6'07) - Fitted carpet, window to rear aspect, single radiator, airing cupboard

Bathroom - 1.83m x 1.75m (6'00 x 5'09) - Three piece suite comprising of a fitted bath with shower head over, W.C, hand wash basin, obscured window to rear aspect. Vinyl flooring.

Rear Of Property - Mainly laid to lawn, concrete pathway to rear gate and rear door to the property. Shingle borders. Oil tank in garden.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £105,000

Property Type: Cottage

Parking: Off Street

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: Oil

Electric: National Grid

Water: Direct mains water

Water meter: No

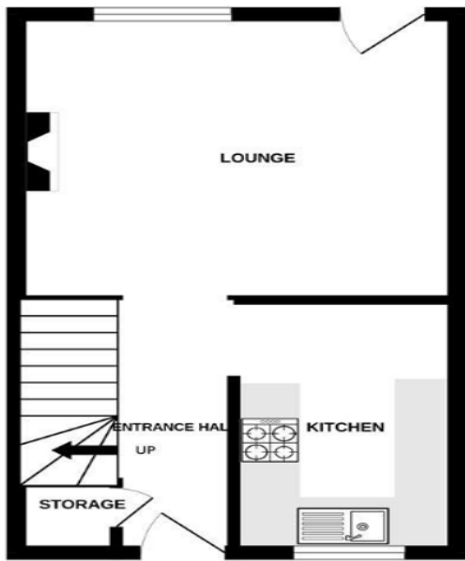
Sewerage: Septic Tank

Air conditioning: No

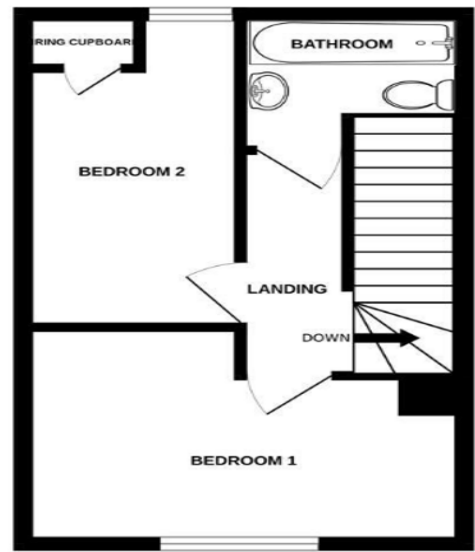
Broadband: Cable

Mobile signal coverage: Good

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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>			89
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(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	

Main Road, Kings Lynn, Norfolk, PE33 0LS

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

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk**

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