



4 bed end of terrace house to buy in PE30

Blackfriars Road, King's Lynn, Norfolk,
PE30 1NS

£160,000 Starting Bid

 x4  x2  x1

Tenure

Freehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ FOUR BEDROOMS
- ✓ UTILITY AREA
- ✓ FAMILY BATHROOM WITH SEPERATE WC
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ 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

Pattinson are pleased to offer this substantial four-bedroom mid-terraced investment property, situated on Blackfriars Road in King's Lynn. Being sold with tenants in situ, this is an excellent opportunity for investors seeking an established rental property with immediate income and potential for future enhancement.

The accommodation is arranged over two floors and offers a versatile layout, comprising two reception rooms currently used as communal living space, a spacious kitchen, utility room, office, ground floor shower room, and four well-proportioned bedrooms. The first floor is served by a family bathroom with a separate WC, while several bedrooms benefit from fitted wash basins, making the property well suited to continued multi-occupancy use.

Externally, the property benefits from a low-maintenance enclosed rear courtyard with artificial lawn and gated pedestrian access to Portland Street.

Conveniently located close to King's Lynn town centre, the property is within easy reach of local shops, supermarkets, schools, public transport links and other everyday amenities, ensuring continued appeal to tenants.

Offered for sale with tenants in situ, this is an ideal opportunity for landlords looking to expand their portfolio with a property that provides immediate rental income and offers future asset management potential.

FOUR BEDROOM MID-TERRACE HOUSE

Lounge/Common Area - 4.17m x 3.58m (13'8 x 11'9) - Fitted carpet, sash window to the front aspect. Double radiator.

Hallway - 7.42m x 1.52m (24'4 x 5'0) - Vinyl flooring, stairs to the first floor, double radiator, front door access to the Street.

Bedroom One - 3.81m x 3.51m (12'6 x 11'6) - Fitted carpet, double radiator and a window to the rear aspect.

Dining Room - 2.77m x 2.62m (9'1 x 8'7) - Vinyl flooring, double radiator, window to the side aspect and smoke alarm.

Kitchen - 3.66m x 2.79m (12'0 x 9'2) - Vinyl flooring with a range of wall base and drawer units with worktop over. Door to the rear courtyard window to the side aspect. Integrated hob and oven. Space for the fridge freezer.

Utility Room - Plumbing for washing machine

Shower Room - Comprising of a W.C, pedestal hand wash basin, double shower enclosure with electric shower. Non slip flooring, a double radiator and an extractor fan.

Office - 3.91m x 3.38m (12'10 x 11'1) - Fitted carpet, French doors to the rear courtyard space, double radiator.

Landing - Gives access to all rooms also provides loft access. Single radiator and fitted carpet.

Bedroom Two - 3.66m x 2.74m (12'0 x 9'0) - Window to the rear aspect, a pedestal hand wash basin. Fitted carpet and a double radiator.

Bedroom Three - 3.78m x 3.63m (12'5 x 11'11) - Fitted carpet, a pedestal hand wash basin and a window to the rear aspect.

Bedroom Four - 3.51m x 3.45m (11'6 x 11'4) - Sash window to the front aspect. A pedestal hand wash basin a double radiator and fitted carpet.

Bathroom - Comprising of a pedestal hand wash basin and a bath. Vinyl flooring. Window to side aspect and an extractor fan. The separate WC.

Wc - Vinyl flooring, a hand wash basin and W.C. Houses the Boiler and an extra extractor fan.

Store - 2.69m x 1.96m (8'10 x 6'5) - Fitted carpet, a sash window to the front aspect and a single radiator.

Rear Of Property - Courtyard garden that's accessed via the French doors of the office/sleeping room or the door in the kitchen. Artificial grass. Fully enclosed. Wooden fence and a pedestrian gate that leads to a footpath that will take you out to Portland Street.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £160,000

Property Type: End of terrace house

Parking: None

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: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

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 floorplan 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Blackfriars Road, King's Lynn, Norfolk, PE30 1NS

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

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