



3 bed semi-detached house to buy in PE30

Loke Road, King's Lynn, Norfolk, PE30 2BG

£150,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ SEMI-DETACHED HOUSE
- ✓ THREE BEDROOMS
- ✓ IN NEED OF RENOVATION
- ✓ CLOSE TO LOCAL AMENTIES
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

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

Situated on Loke Road in the Norfolk town of King's Lynn, this three-bedroom semi-detached house presents an excellent opportunity for those looking to create their dream home. With one open plan reception room, the property offers a comfortable space for relaxation and entertaining.

The three bedrooms provide ample accommodation for families or those seeking extra space. The bathroom, while functional, is ready for a modern touch, allowing you to personalise it to your taste.

This property is conveniently located close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. The low maintenance rear courtyard is a delightful feature, offering a private outdoor space that requires minimal upkeep, perfect for enjoying the fresh air without the burden of extensive gardening.

It is important to note that the house is in need of renovation, presenting a blank canvas for creative minds to transform it into a stylish and contemporary residence. Whether you are a first-time buyer, an investor, or someone looking to downsize, this property holds great potential.

With its prime location and the opportunity to add value through renovation, this semi-detached house on Loke Road is not to be missed. Embrace the chance to make this house your home in the heart of King's Lynn.

THREE BEDROOM SEMI-DETACHED HOUSE

King's Lynn - King's Lynn offers an excellent range of amenities, making it one of West Norfolk's most popular market towns. Residents benefit from a wide selection of supermarkets, independent shops, cafés, restaurants, and leisure facilities, alongside the Vancouver Quarter and Hardwick Retail Park for everyday shopping. The town is well served by highly regarded schools, the Queen Elizabeth Hospital, and a variety of sports clubs and recreational spaces, including The Walks park. For commuters, King's Lynn railway station provides direct services to Cambridge and London King's Cross, while excellent road links via the A47 and A10 offer convenient access across the region. Combining rich history, a vibrant town centre, and modern conveniences, King's Lynn provides an ideal balance of lifestyle and connectivity for families, professionals, and retirees alike.

Entrance Hall - Original tiled flooring, radiator, stairs to first floor, door to lounge/diner.

Lounge/Diner - 6.48m x 3.38m (21'3" x 11'1") - Wooden flooring, radiators, windows to both front and rear aspects, doors to understairs cupboard and kitchen.

Kitchen - 6.32m x 2.64m (max) (20'9" x 8'8" (max)) - Tiled flooring, radiator, windows to side aspect, door to rear garden, integrated hob and oven, boiler.

Landing - Wooden flooring, loft access, doors to all bedrooms and bathroom.

Bedroom One - 4.37m x 3.02m (14'4" x 9'11") - Wooden flooring, radiator, window to front aspect.

Bedroom Two - 3.33m x 2.87m (10'11" x 9'5") - Wooden flooring, radiator, window to rear.

Bedroom Three - 2.67m x 2.06m (8'9" x 6'9") - Wooden flooring, radiator, window to rear aspect.

Bathroom - 2.46m x 1.65m (8'1 x 5'5") - Tiled flooring, heated towel rail, window to side aspect, bath with over head electric shower, hand basin, WC.

Front Garden - Small white picket fence with path to front door, decorative shingle.

Rear Garden - Fully enclosed courtyard, two brick sheds, one with old WC.

Auction Important Information - MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £150,000

Property Type: Semi-detached house

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: 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, Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



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

Loke Road, King's Lynn, Norfolk, PE30 2BG

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

