



2 bed terraced house to buy in

Portland Place, King's Lynn, Norfolk, PE30 5NA

£130,000 Starting Bid

 x2  x1  x1

Tenure

Freehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ TWO BEDROOMS
- ✓ SHOWER ROOM
- ✓ CLOSE TO LOCAL AMENITIES
- ✓ EPC Rating D

Key Information

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

TWO BEDROOM MID-TERRACE HOUSE

Located on Portland Place, King's Lynn, this delightful two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and seasoned investors alike. Spanning a comfortable 754 square feet, the property boasts a well-designed open plan lounge and diner, creating an inviting space perfect for relaxation and entertaining.

With two spacious bedrooms and a well-appointed bathroom, this property is perfectly suited for small families, couples, or individuals looking for a comfortable living environment. Its location in King's Lynn provides easy access to local amenities, schools, and transport links, enhancing its appeal for potential tenants or homeowners. The property also offers a private outdoor space that requires minimal upkeep, allowing you to enjoy the outdoors without the burden of extensive gardening.

This mid-terrace house not only serves as a lovely home but also represents a fantastic investment opportunity for landlords seeking to expand their portfolio. With its desirable features and prime location, this property is sure to attract interest.

UPVC DOUBLE GLAZED

ELECTRIC HEATERS

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.

Lounge - 3.99m x 3.12m (13'1" x 10'3") - Herringbone flooring, window to front electric fireplace, open plan to dining room.

Dining Room - 3.58m x 3.10m (11'9" x 10'2") - Herringbone flooring, window to rear aspect, electric radiators, door to rear aspect, stairs to first floor, storage cupboard, open plan to lounge.

Kitchen - 3.63m x 2.11m (11'11" x 6'11") - Herringbone flooring, window to side aspect, new fitted modern kitchen with wall-mounted, base and drawer units, integrated electric oven and hob with extractor hood, space and plumbing for washing machine.

Hallway - Tiled flooring, door to side aspect, sliding door to shower room.

Shower Room - Tiled flooring, W.C, hand wash basin, walk-in shower enclosure, obscured window to side aspect.

Landing - Doors to both Bedrooms.

Bedroom One - 3.58m x 3.10m (11'9" x 10'2") - Laminate flooring, window to rear aspect, electric radiator, airing cupboard.

Bedroom Two - 3.28m x 3.10m (10'9" x 10'2") - Laminate flooring, window to front aspect, electric radiator.

Courtyard - Rear Courtyard, gate to rear, storage shed.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £130,000

Property Type: Terraced House

Parking: Communal

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: Electric

Electric: National Grid

Water: Direct mains water

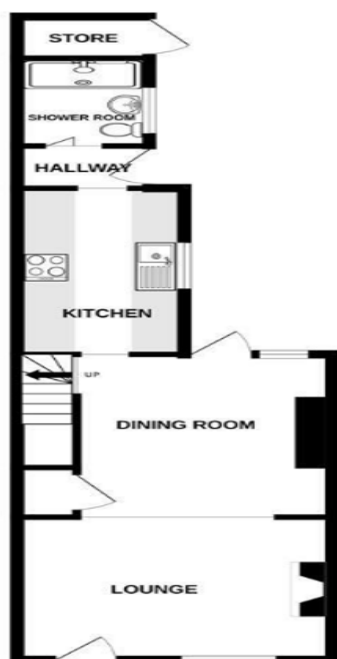
Sewerage: Standard UK domestic

Air conditioning: No

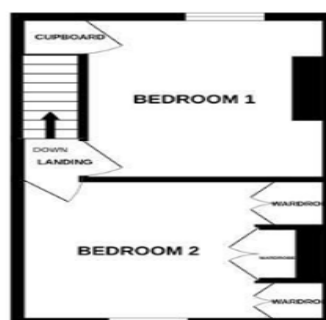
Broadband: Cable

Mobile signal coverage: Good

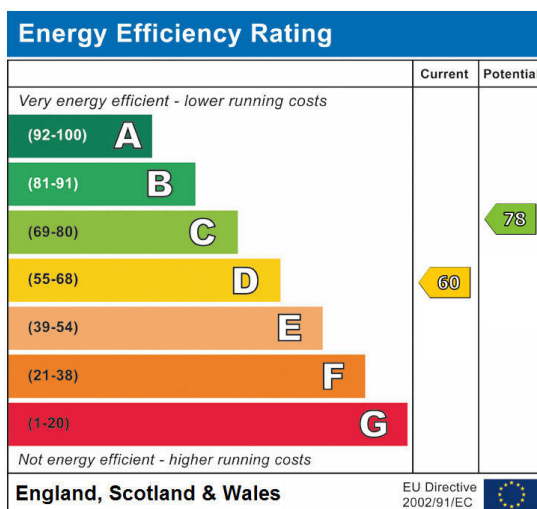
GROUND FLOOR



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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix v2020



Portland Place, King's Lynn, Norfolk, PE30 5NA

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.

