



**Banklands Cottage, Hall Road, Clenchwarton, King's Lynn, PE34 4DB**

**welcome to**

**Banklands Cottage, Hall Road, Clenchwarton, King's Lynn**

**\*\* Auction \*\*** An opportunity to acquire a semi-detached two-bedroom cottage in a semi-rural position on the outskirts of the Norfolk village of Clenchwarton. The house would now benefit from a programme of updating throughout, it provides a solid foundation with plenty of potential to add value.



## Entrance Porch

## Lounge

## Kitchen

## Dining Room

## Utility Room/ Bathroom

## First Floor Landing

## Bedroom One

## Bedroom Two

## Important Notice

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

## Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



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welcome to  
**Banklands Cottage, Hall Road,  
Clenchwarton, King's Lynn**

- \*\* Traditional Auction \*\*
- Semi Detached Cottage
- Two Bedrooms
- Separate Lounge & Dining Room
- Workshop

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: B

guide price

**£90,000**



Total floor area 79.0 m<sup>2</sup> (850 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN119759 - 0003

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