

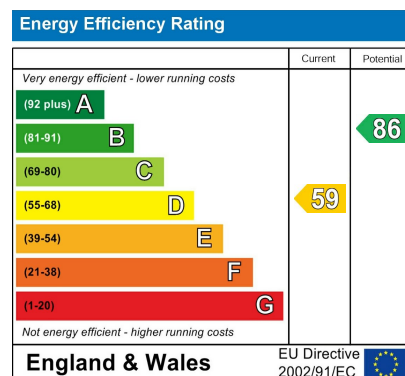


britttons
estate agents

www.britttons.net

DIRECTIONS

From Kings Lynn Hardwick roundabout travel south along the A10 signposted Downham Market and continue along for approx. 3 miles. Turn right onto Chapel Lane where Ladysmith Cottages can be found on the left hand side easily identified by our For Sale board.



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



6 Ladysmith Cottages West Winch King's Lynn Norfolk PE33 0LG

**VERY WELL PRESENTED TWO BEDROOM END TERRACE COTTAGE WITH PARKING
NO UPWARD CHAIN**

West Winch

£210,000 Freehold

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LOUNGE/DINER 21'1 x 13'1 (6.43m x 3.99m)
 Newly fitted carpet. Double radiator. Stairs to first floor. Windows to front and side aspects. Door to front.

KITCHEN 10'6 x 10'3 (3.20m x 3.12m)
 Range of wall, base and drawer units with worktops over. Integrated electric oven and hob with extractor hood over. Space for washing machine and fridge/freezer. Wall mounted 'Ideal' boiler. Laminate flooring. Double radiator. Window and door to rear aspect.

LANDING 11'10 x 4'11 (3.61m x 1.50m)
 Newly fitted carpet. Two double sockets. Could be used as small office/study area.

BEDROOM 1 12'10 x 8'8 (3.91m x 2.64m)
 Newly fitted carpet. Double radiator. Window to front aspect.

BEDROOM 2 10'6 x 10'1 (3.20m x 3.07m)
 Newly fitted carpet. Double radiator. Two windows to rear aspects.

BATHROOM 9'1 x 5'9 max (2.77m x 1.75m max)
 Three piece suite comprising bath with Rainfall shower and handheld attachment, pedestal wash hand basin and w.c. Vinyl flooring. Heated towel rail.

PARKING

REAR GARDEN
 Laid to patio. Parking area laid to gravel.



Welcome to Ladysmith Cottages in the charming village of West Winch! This delightful end-terraced cottage boasts a cosy reception room, two inviting bedrooms, and a modern bathroom. The property exudes character with its wooden latch doors and double radiators, creating a warm and welcoming atmosphere. The newly fitted carpets throughout add a touch of luxury, making this cottage feel like a true home. The fitted kitchen is perfect for whipping up delicious meals and enjoying quality time with loved ones. Convenience is key with parking to the rear, ensuring you never have to worry about finding a spot. Whether you're looking for a peaceful retreat or a place to call your own, this property offers the best of both worlds. Don't miss out on the opportunity to own this beautifully presented cottage in the heart of West Winch. Book a viewing today and step into your future home!



Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, buildings, areas and any other such information will be taken to the best of our ability and no liability is accepted for any errors or omissions. This plan is for illustrative purposes only and should be used as such for information purposes. The images are not intended to represent the actual appearance of the property. Made with SketchUp (2021)



