



**Franklin Way, Watlington, King's Lynn, PE33 0TZ**



**welcome to**

## **Franklin Way, Watlington, King's Lynn**

Attention first time buyers! A fantastic opportunity to purchase this beautifully presented, two bedroom mid-terraced house in the sought-after village of Watlington. Featuring a spacious lounge/diner, modern kitchen & generous bedrooms, plus off-road parking & well-maintained garden. Must be seen!



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the front. Radiator. Stairs leading to the first floor landing with under-stairs storage cupboard.

**Cloakroom**

Fitted with WC & wash hand basin with vanity unit. Radiator.

**Kitchen**

9' 8" x 8' 2" ( 2.95m x 2.49m )

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, and space for a freestanding cooker. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine. Radiator. Double-glazed window to the front.

**Lounge / Diner**

15' 2" x 12' 5" ( 4.62m x 3.78m )

Double-glazed window to the rear. Radiator. Double-glazed door to the rear leading to the rear garden.

**First Floor Landing**

Stairs from the entrance hall. Loft access.

**Bedroom One**

15' 2" x 14' ( 4.62m x 4.27m )

Double-glazed window to the front. Radiator. Built-in wardrobe. Two recesses offering space for wardrobes.

**Bedroom Two**

12' 6" x 8' 5" ( 3.81m x 2.57m )

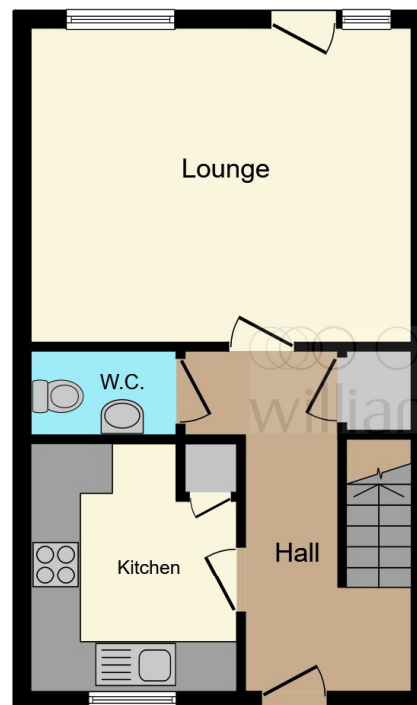
Double-glazed window to the rear. Radiator.

**Shower Room**

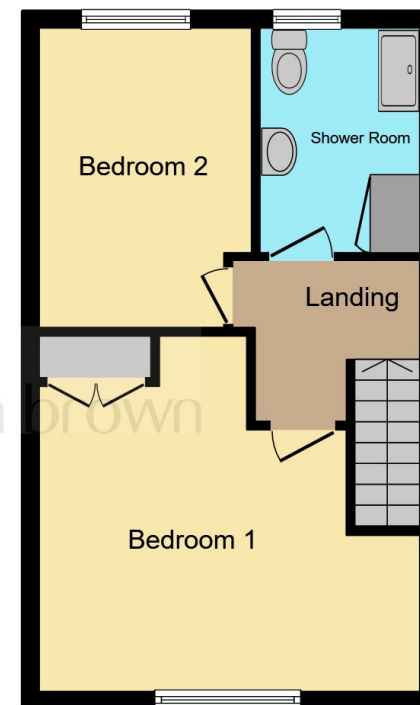
Fitted with WC, wash hand basin with vanity unit & walk-in shower cubicle. Heated towel rail. Storage cupboard. Double-glazed window to the rear.

**Outside**

To the front of the property, you will find one allocated parking space. To the rear, the garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area, slate borders & a garden shed.



**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)





**welcome to**

## **Franklin Way, Watlington, King's Lynn**

- Two bedroom mid-terraced house
- Modern kitchen + lounge/diner
- Generous bedrooms
- Ground floor WC
- Allocated parking

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

# £195,000



Please note the marker reflects the postcode not the actual property

**check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)**



Property Ref:  
DHM112455 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01366 387638**



[DownhamMarket@williamhbrown.co.uk](mailto:DownhamMarket@williamhbrown.co.uk)



2 Market Place, DOWNHAM MARKET, Norfolk,  
PE38 9DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**