



Winfarthing Avenue, King's Lynn, PE30 5LY

welcome to

Winfarthing Avenue, King's Lynn

Ideal first time buy or investment opportunity with this well presented two bedroom mid terrace house located close to local amenities. Viewing highly recommended



Entrance Door To:-

Entrance Hall

Stairs to first floor

Lounge

13' 1" x 12' 1" (3.99m x 3.68m)

Double glazed window, radiator, wood effect laminate floor, door to:-

Kitchen/ Breakfast Room

15' 2" max x 9' 4" (4.62m max x 2.84m)

Range of matching units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, electric hob, extractor over, space for fridge freezer, breakfast bar, wood effect laminate floor, double glazed window, storage cupboard, radiator

Family Room

13' 4" x 8' 6" (4.06m x 2.59m)

Double glazed window, wood effect laminate floor, double glazed door to rear

Cloakroom

Low level WC, wash hand basin, heated towel rail

First Floor Landing

Radiator

Bedroom One

12' 2" into recess x 12' 11" (3.71m into recess x 3.94m)

Double glazed window radiator, storage cupboard

Bedroom Two

9' 9" max x 9' 1" max (2.97m max x 2.77m max)

Storage cupboard, double glazed window, radiator

Bathroom

6' x 5' 9" (1.83m x 1.75m)

Low level WC, wash hand basin with vanity unit, bath with shower mixer tap and rainwater shower head, double glazed window, heated towel rail, wood effect flooring

Outside

Rear courtyard garden with access gate on to playing field and allotments

Agents Note

Flat roof extension added in 2020.



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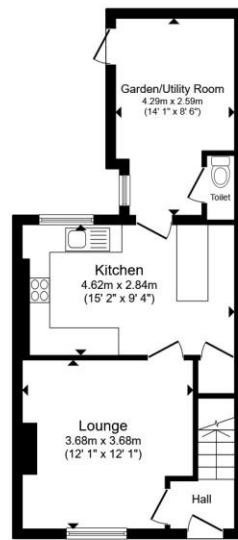
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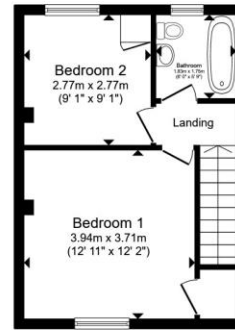
- Ideal First Time Buy or Investment Opportunity
- Mid Terrace House
- Two Bedrooms
- Breakfast Kitchen
- Two Reception Rooms

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£160,000



Ground Floor



First Floor

Total floor area 72.5 m² (780 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


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Please note the marker reflects the
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Property Ref:
KLN119527 - 0002

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