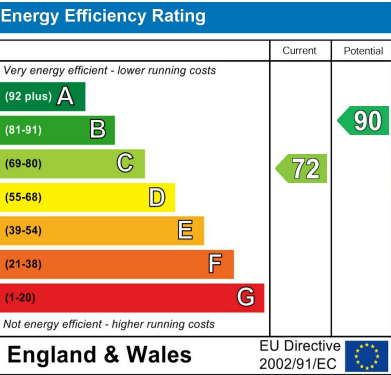


DIRECTIONS

Sat Nav: PE30 3UA



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

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WELL PRESENTED TWO BEDROOM END OF TERRACE HOUSE WITH
PARKING

King's Lynn

£195,000 Freehold

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KITCHEN Range of wall, base and draw units with worktop over, integrated electric hob and oven. Double radiator a window to the rear aspect and a door leading to the rear garden. Vinyl flooring.	11'2 x 11'0 (3.40m x 3.35m)
LOUNGE Vinyl flooring. Double radiator. Window and door to the front aspect. Stairs to the first floor and a cupboard under the stairs.	16'6 x 11'0 (5.03m x 3.35m)
LANDING Airing cupboard, doors to the two bedrooms and bathroom. Access to the loft.	
BEDROOM ONE Fitted carpet, double radiator and a window to the front aspect.	11'0 x 10'2 (3.35m x 3.10m)
BEDROOM TWO Fitted carpet, window to the rear aspect and a double radiator.	10'7 x 6'4 (3.23m x 1.93m)
BATHROOM Three piece suite comprising of a W.C, a bath with an electric shower over the bath and a pedestal hand wash basin. Heated towel rail. Window to the rear aspect and vinyl flooring.	7'5 x 4'4 (2.28m x 1.32m)
FRONT OF PROPERTY Sits back from the road and has a gravel front garden with pathway leading to the front door.	
REAR OF PROPERTY Enclosed garden with a patio area and decorative gravel. Wooden gate to the side leading to the front of the property and a rear wooden gate leading to two parking spaces on a gravel area.	

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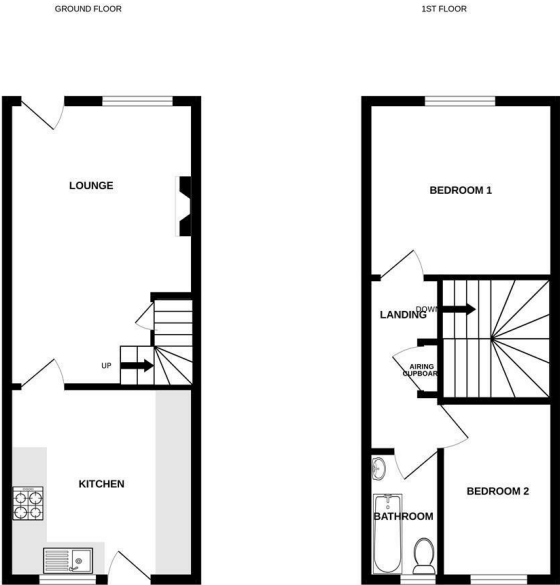
MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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Situated on Langley Road in the highly desirable area of South Wootton, Norfolk, this well-presented end terrace house is an excellent opportunity for both first-time buyers and savvy investors. The property boasts a bright and modern layout, creating a welcoming atmosphere that is sure to impress. Inside, you will find a good sized reception room and recently refurbished kitchen. The two bedrooms are thoughtfully designed, providing comfortable spaces for rest and privacy. The bathroom is well-appointed, catering to all your daily needs. One of the standout features of this property is the off-road parking, accommodating up to two cars. Additionally, the low maintenance gardens to both the front and rear offer a delightful outdoor space without the burden of extensive upkeep, allowing you to enjoy your surroundings with ease. This property is ideally situated, making it a fantastic rental investment or a perfect first home. With its modern amenities and convenient location, it presents a wonderful opportunity to embrace a comfortable lifestyle in South Wootton. Do not miss the chance to make this delightful house your new home.



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