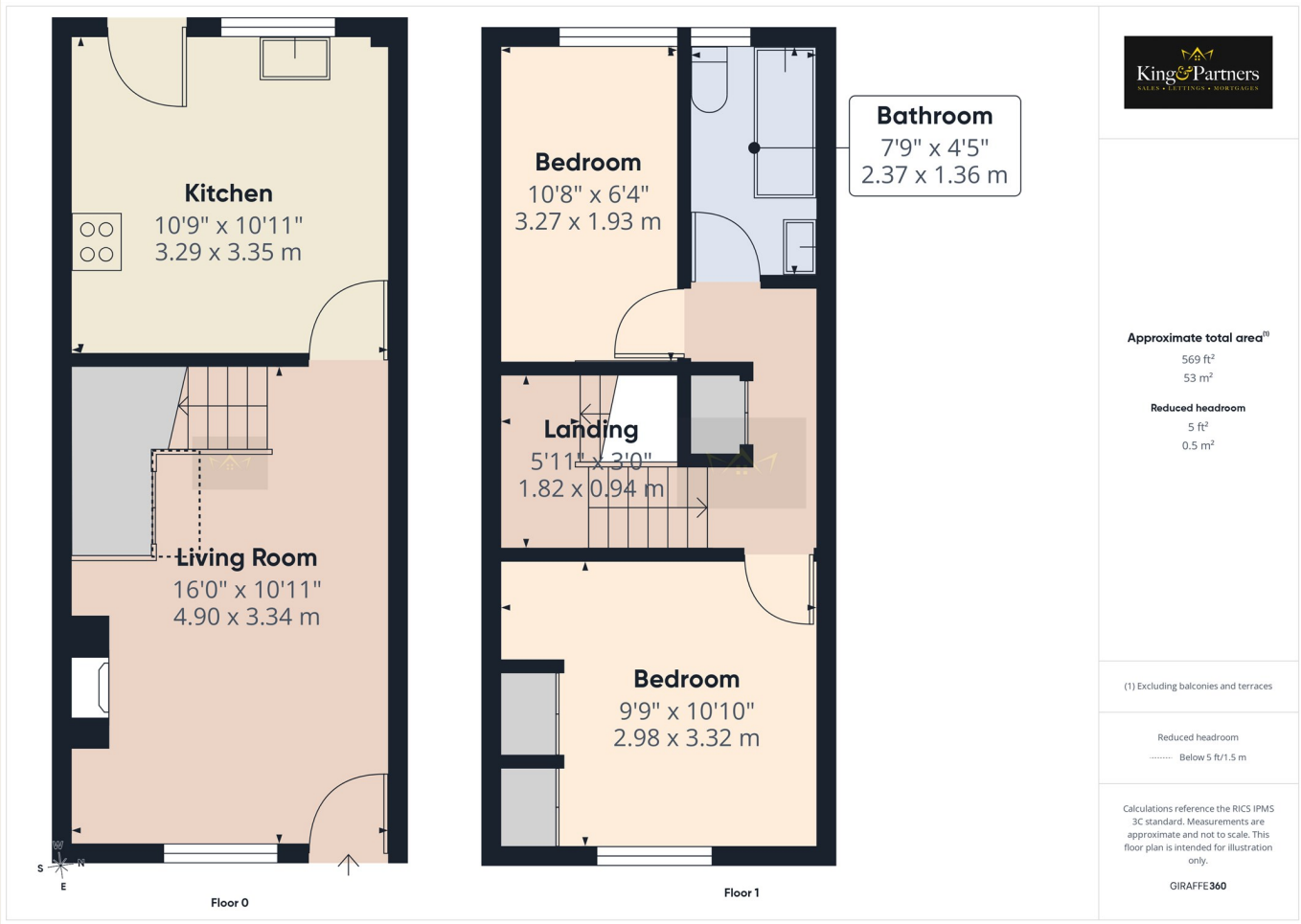


FLOOR PLAN



ABOUT KING & PARTNERS

Local expertise. Personal service.

King & Partners is an independent Norfolk estate agent based in the heart of Downham Market. We combine modern property marketing with a straightforward, personal service from people who know the area.

KING & PARTNERS

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FOR SALE

44, Langley Road
South Wootton, King's Lynn,

£190,000

2 BEDROOMS | 1 BATHROOMS | 1 RECEPTION ROOMS

GUIDE PRICE

£190,000

COUNCIL TAX BAND

A

EPC RATING

D

TENURE

Freehold

IMPORTANT NOTICE: King & Partners for themselves and for the Vendors or Lessors of this property whose agents they are, give notice that: (1) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

A home with broad appeal

Nestled on Langley Road in the charming area of South Wootton, King's Lynn, this mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. With a modest yet inviting layout, the property spans approximately 614 square feet, providing a comfortable living space without overwhelming maintenance demands.

The home features a welcoming reception room, perfect for relaxation or entertaining guests. The two well-proportioned bedrooms offer a peaceful retreat, ideal for rest after a long day. The bathroom is conveniently located, ensuring practicality for everyday living.

Built in 1985, this property combines modern living with a touch of character, making it a delightful choice for those seeking a starter home or a rental investment. The surrounding area boasts a friendly community atmosphere, with local amenities and transport links within easy reach, enhancing the appeal of this charming residence.

In summary, this property on Langley Road is a wonderful opportunity to enter the housing market or expand your investment portfolio. Its modest size and practical layout make it a sensible choice for those looking to establish themselves in a welcoming neighbourhood.

- Ideal for first-time buyers
- Mid-terrace house, built 1985
- Cosy 2-bedroom home
- 1 modern bathroom
- Spacious reception room
- Located in South Wootton
- Close to local amenities
- Perfect for investors
- Easy access to transport
- Viewing recommended

