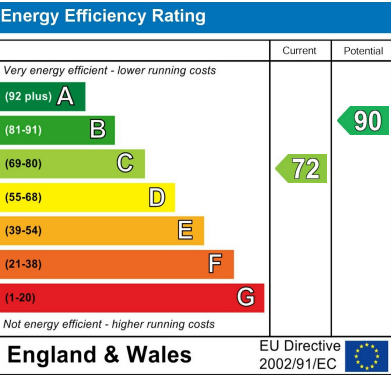


DIRECTIONS

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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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

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WELL PRESENTED TWO BEDROOM END OF TERRACE HOUSE WITH
PARKING

King's Lynn

£180,000 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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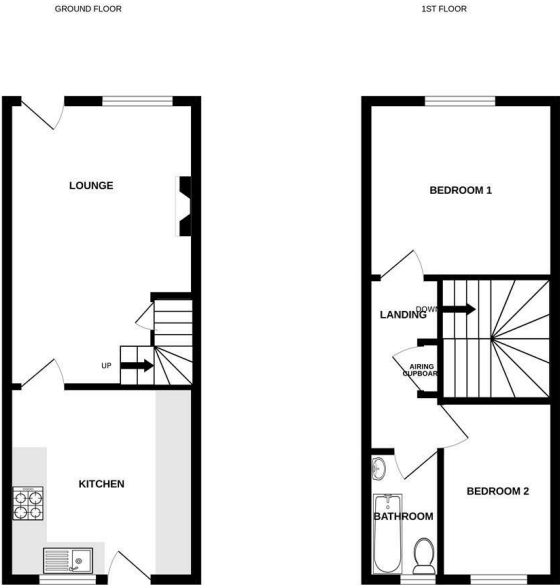
MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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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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