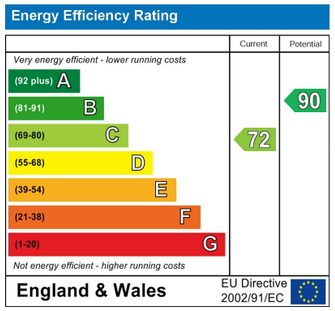
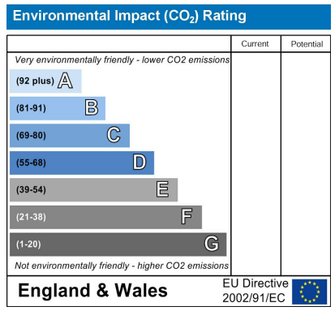
DIRECTIONS

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.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

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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.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

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This disclaimer must go on to all probate properties – new and exisiting;

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King's Lynn **£150,000 Freehold**

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KITCHEN 11'2 x 11'0 (3.40m x 3.35m)
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.

LOUNGE 16'6 x 11'0 (5.03m x 3.35m)
Vinyl flooring. Double radiator. Window and door to the front aspect. Stairs to the first floor and a cupboard under the stairs.

LANDING
Airing cupboard, doors to the two bedrooms and bathroom. Access to the loft.

BEDROOM ONE 11'0 x 10'2 (3.35m x 3.10m)
Fitted carpet, double radiator and a window to the front aspect.

BEDROOM TWO 10'7 x 6'4 (3.23m x 1.93m)
Fitted carpet, window to the rear aspect and a double radiator.

BATHROOM 7'5 x 4'4 (2.26m x 1.32m)
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.

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.

AUCTION IMPORTANT INFORMATION
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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.

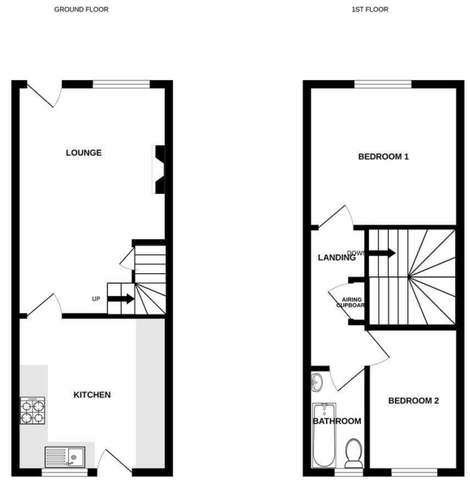
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Being Sold via Secure Sale online bidding. Terms & Conditions apply Situated on Langley Road in the highly desirable area of South Wootton, Norfolk, this well-presented end terrace house is an excellent opportunity for both first-time buyers and savvy 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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