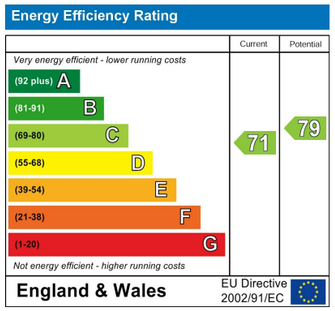
DIRECTIONS

SAT NAV: PE30 2LQ



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: 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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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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177 Columbia Way King's Lynn PE30 2LQ

TWO BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY PARKING

King's Lynn **£160,000 Freehold**

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NORTH KING'S LYNN
North King's Lynn is a popular residential area offering a convenient blend of everyday amenities, local services and access to the wider attractions of King's Lynn. Residents benefit from a range of nearby shops, supermarkets, schools and leisure facilities, while the town centre provides a wider selection of shopping, dining and entertainment options. King's Lynn railway station offers links to Cambridge and London King's Cross via Cambridge, making the area appealing to commuters and those travelling further afield. With road connections to the A47 and A10, the area is well placed for access to neighbouring towns and villages, making North King's Lynn an attractive location for a variety of buyers and renters alike.

ENTRANCE HALL
Laminate flooring, double radiator, doors to kitchen and lounge, stairs to first floor

LOUNGE 12'04 x 10'11 (3.76m x 3.33m)
Fitted carpet, window to front aspect, double radiator

KITCHEN / DINING ROOM 15'10 x 8'07 (4.83m x 2.62m)
Range of base and drawer units, sink with drainer under window to rear aspect, space for oven, pantry cupboard, door to side. Tiled flooring with fitted carpet in the dining, french doors to rear garden, double radiator

LANDING
Fitted carpet, window to side aspect, loft access, storage cupboard, doors to all rooms.

BEDROOM ONE 15'07 x 8'11 (4.75m x 2.72m)
Fitted carpet, windows to front aspect, double radiator, built in wardrobe/dressing room space

BEDROOM TWO 11'00 x 10'08 (3.35m x 3.25m)
Fitted carpet, double radiator, window to rear aspect.

BATHROOM 7'10 x 5'06 (2.39m x 1.68m)
Three piece suite comprising of fitted bath with shower attachment, hand wash basin and W.C. Vinyl flooring, double radiator, obscured windows to rear aspect

OUTBUILDING 7'07 x 6'10 (2.31m x 2.08m)
Currently used as a utility room, access to garden and house, electric supply and lighting, plumbing for washing machine.

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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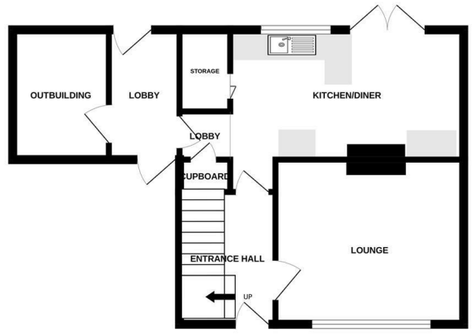
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Situated on Columbia Way, King's Lynn, this semi-detached house offers a perfect blend of comfort and practicality. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home. Upon entering, you are greeted by a welcoming lounge featuring a fireplace, creating a warm and inviting atmosphere for relaxation or entertaining guests. A spacious kitchen diner, which boasts French doors that open directly into the low-maintenance rear garden. This seamless connection between indoor and outdoor spaces is perfect for enjoying al fresco dining or simply soaking up the sun.

Additionally, the property includes a useful side outbuilding, accessible via a convenient lobby. Currently utilised as a utility space, this versatile area can be adapted to suit your needs, whether for extra storage or as a small workshop. Parking is made easy with driveway space and the benefit of an EV charging point, ensuring you have a secure spot for your vehicle. The location itself is a wonderful blend of tranquillity and accessibility, with local amenities and transport links within easy reach.

This semi-detached house on Columbia Way is not just a property; it is a place where you can create lasting memories. With its practical layout, it presents an excellent opportunity for those looking to settle in to King's Lynn.

GROUND FLOOR



1ST FLOOR



177 COLUMBIA WAY

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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