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14 Winfarthing Avenue, Kings Lynn PE30 5LY

£150,000

**BELVOIR!**



## Key Features

- > SEMI DETACHED PROPERTY
- > TWO BEDROOMS AND STUDY
  - > KITCHEN/DINER
  - > BATHROOM
- > GAS CENTRAL HEATING
- > REAR GARDEN
- > Tenure: Freehold
- > EPC rating D

**Belvoir King Lynn are pleased to offer for sale this semi-detached property. Situated within easy reach of the town centre and the amenities thereof. The accommodation in brief comprises of lounge, spacious kitchen/diner, to the first floor, two bedrooms, study and bathroom, gardens to front and rear. New central heating boiler installed in October 2025.**



## ENTRANCE

Sealed unit double glazed door with storm porch over, stairs to first floor landing, radiator.

## LOUNGE

12'8" x 12'0" (3.9m x 3.7m)

UPVC double glazed window to the front elevation, radiator, feature fireplace.

## DINING AREA

14'6" x 7'11" (4.4m x 2.4m)

UPVC double glazed window to the side elevation and French doors to the rear elevation, understairs storage cupboard with window to the side elevation, radiator.

## KITCHEN

9'3" x 7'1" (2.8m x 2.2m)

UPVC double glazed window to the rear elevation, range of fitted base and wall units, space for washing machine, fridge and freezer. Space for cooker with hood over, 1 1/2 bowl sink unit with mixer taps over.

## FIRST FLOOR LANDING

Access to loft space, leading to inner hall to bedroom one and study

## BEDROOM 1

12'11" x 8'1" (3.9m x 2.5m)

UPVC double glazed window to the front elevation, radiator.

## STUDY

9'5" x 6'7" (2.9m x 2m)

UPVC double glazed window to the front elevation, radiator. This room has been partitioned from Bedroom 1 with the removal of stud walling this could be converted back to a larger bedroom. (maximum measurement)





## **BEDROOM 2**

9'5" x 9'0" (2.9m x 2.7m)

UPVC double glazed window to the rear elevation, airing cupboard, radiator.

## **BATHROOM**

UPVC double glazed window to the rear elevation, three piece suite comprising of WC wash hand basin, panelled bath with screen and shower over, radiator.

## **EXTERNALLY**

FRONT: enclosed, patio, borders.

REAR: Gravel to side, patio to the rear.

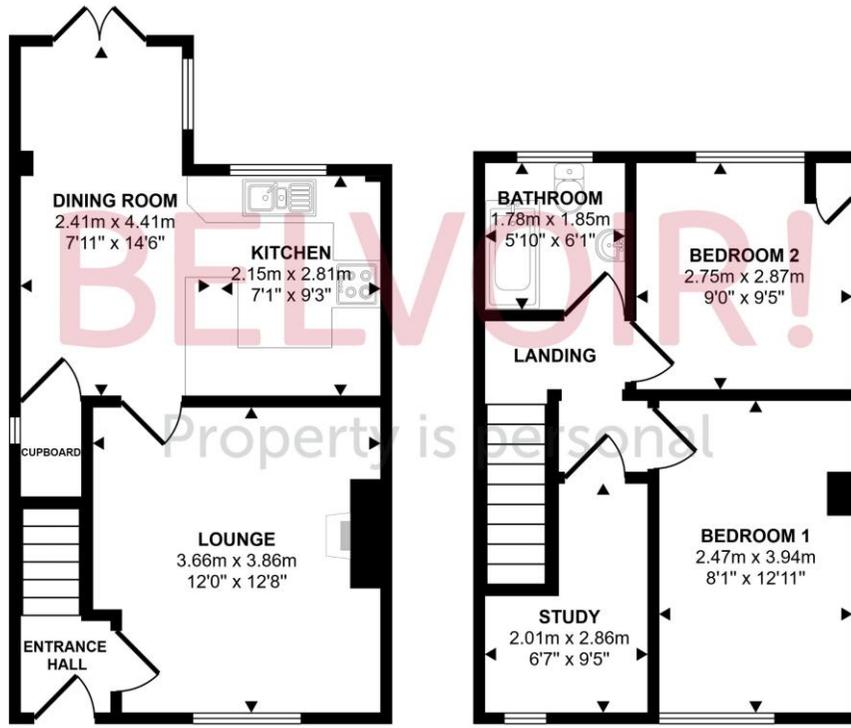
## **AGENTS NOTE**

The property has experienced some structural issues. Remedial work has been undertaken and a structural report and confirmation of works completed are available on request.





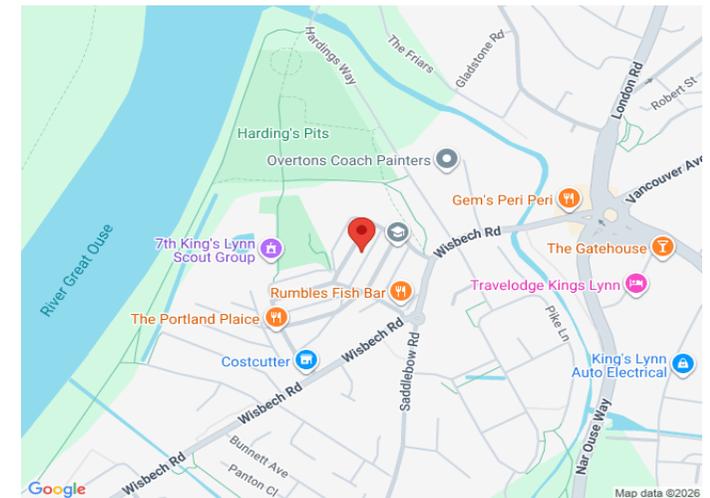
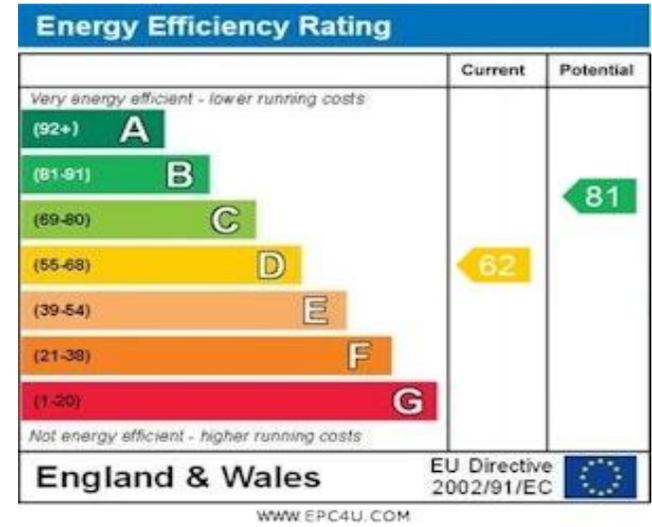
Approx Gross Internal Area  
67 sq m / 723 sq ft



Ground Floor  
Approx 35 sq m / 376 sq ft

First Floor  
Approx 32 sq m / 347 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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