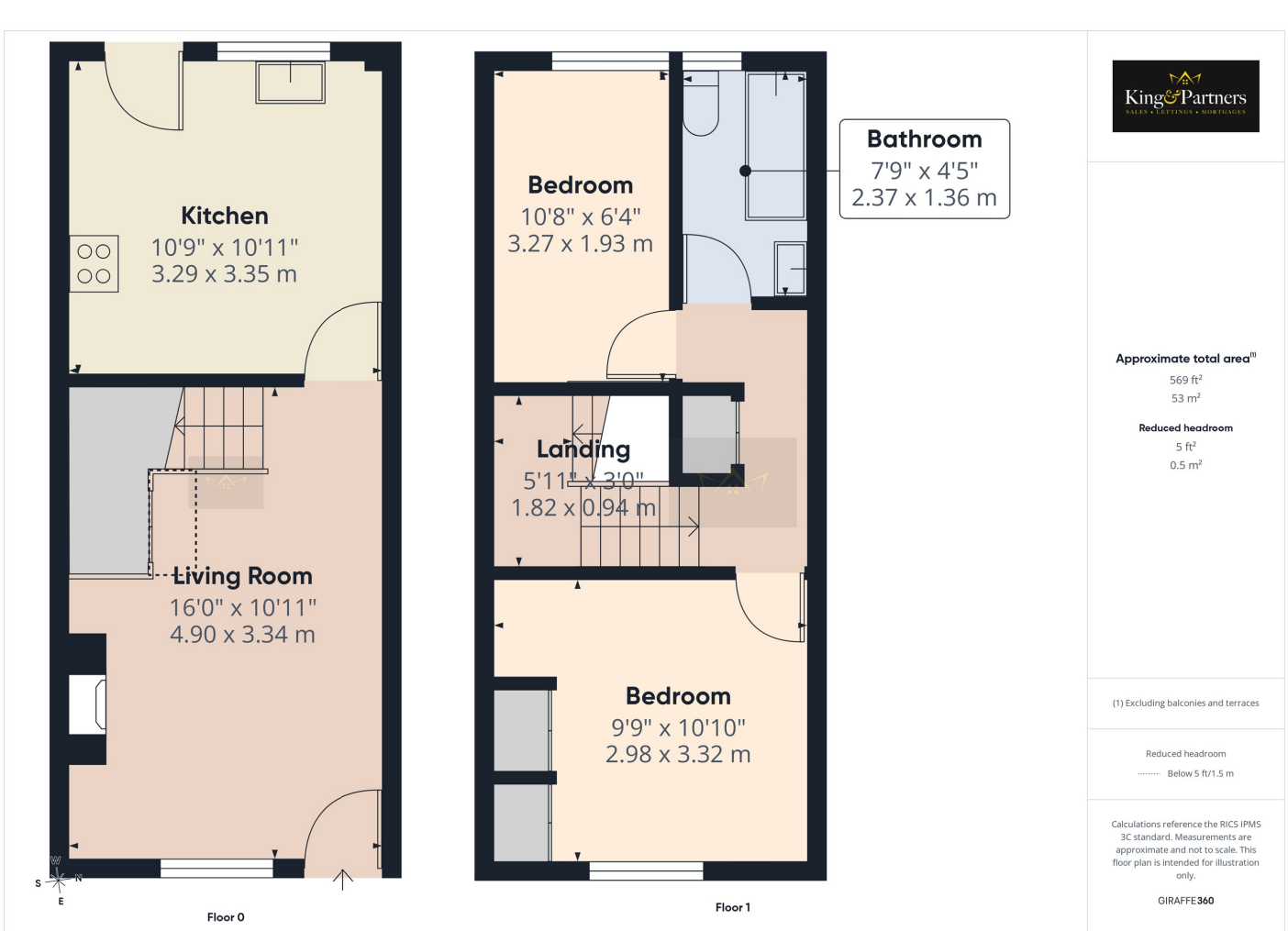
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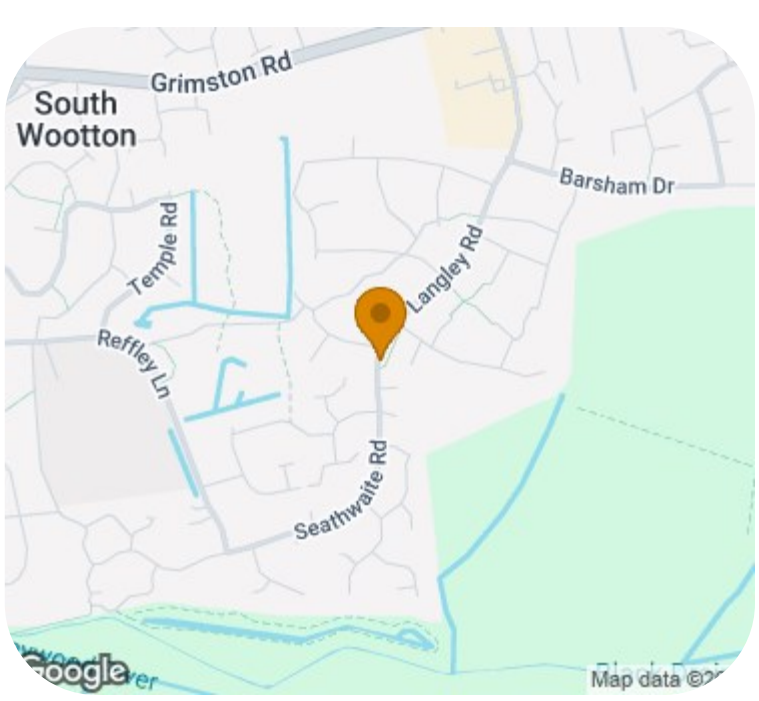


44 Langley Road, South Wootton, King's Lynn, PE30 3UB

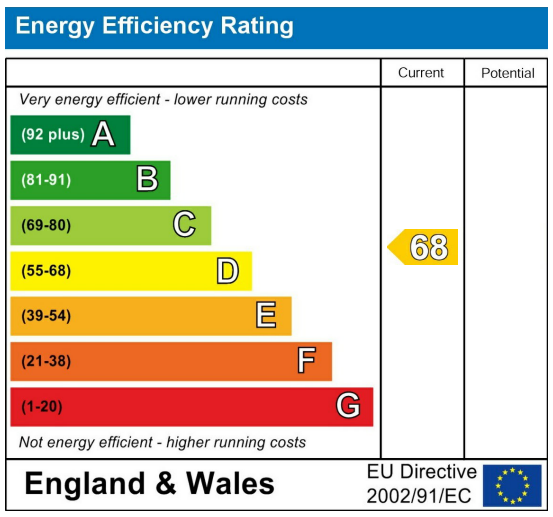
£190,000

- Ideal for first-time buyers
- Cosy 2-bedroom home
- Reception Room
- Close to local amenities
- Mid-terrace house, built 1985
- Bathroom
- Located in South Wootton
- Perfect for investors





Council Tax Band - A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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.















Living Room
16'0" x 10'11"
A bright and welcoming living room featuring a window to the front and a staircase rising to the first floor. The space is comfortably arranged with sofas and a soft rug, offering a relaxed environment for everyday living.

Kitchen
10'9" x 10'11"
A well-proportioned kitchen with a window overlooking the rear garden, fitted with white cabinetry and dark work surfaces. The kitchen benefits from ample floor space and practical tiled flooring, with a door providing rear garden access.

Bedroom 1
9'9" x 10'10"
A double bedroom featuring a large window with views to the front, fitted with wardrobes and presented with neutral decor and soft carpeting. The room offers a peaceful and comfortable sleeping space.

Bedroom 2
10'8" x 6'4"
A second bedroom with a window overlooking the rear garden, presented with light walls and fitted storage. This room is generously sized to accommodate a bed and additional furniture, making it suitable as a child's bedroom or guest room.

Bathroom
7'9" x 4'5"
A bathroom fitted with a bathtub, wash basin, and WC. The room is practical in design, with a window providing natural light and ventilation.

Rear Garden
A neatly maintained rear garden featuring a paved patio area leading to a lawn with established plants and shrubs. The garden is enclosed by fencing, providing privacy and a safe space for children to play or for outdoor relaxation.