



**Winter Nelis Way, KING'S LYNN, PE30 3FD**

**welcome to  
Winter Nelis Way, KING'S LYNN**

Ideal first time buy or investment opportunity with this modern two bedroom mid terrace house which is being offered with no onward chain.



**Entrance Door To:-****Entrance Hall**

Radiator, stairs to first floor

**Cloakroom**

Low level WC, wash hand basin, radiator, stairs to first floor

**Lounge**

15' 9" x 12' 11" ( 4.80m x 3.94m )

Double glazed patio doors to rear, radiator, storage cupboard

**Kitchen**

9' 7" x 7' 10" ( 2.92m x 2.39m )

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, gas hob, extractor over, space for fridge freezer and washing machine, wood effect laminate floor, double glazed window

**First Floor Landing**

Loft access, storage cupboard

**Bedroom One**

13' 1" max x 10' min ( 3.99m max x 3.05m min )

Double glazed window, radiator

**En Suite**

Shower cubicle, low level WC, wash hand basin, radiator, double glazed window

**Bedroom Two**

9' 5" x 8' 10" ( 2.87m x 2.69m )

Double glazed window, radiator

**Bathroom**

6' 1" x 5' 6" min ( 1.85m x 1.68m min )

Bath, low level W/C, wash hand basin, double glazed window, radiator

**Outside**

Ample parking to the front, side gate gives access to the enclosed rear garden

**Ground Floor****First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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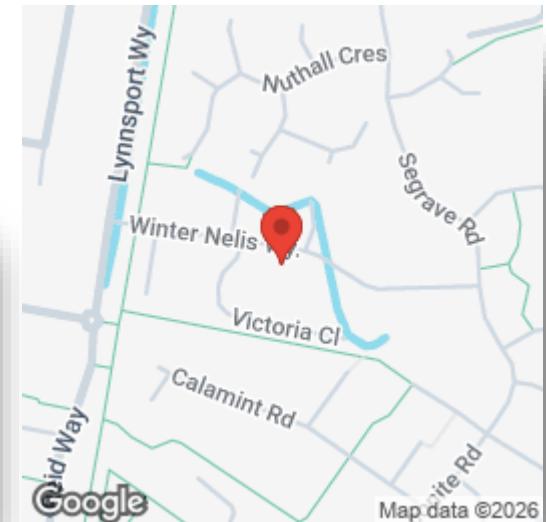
- Mid Terrace House
- Two Bedrooms En Suite to Master
- Lounge/Diner
- Cloakroom
- Enclosed Garden

Tenure: Freehold EPC Rating: B

Council Tax Band: A

offers over

**£215,000**



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Property Ref:  
KLN119021 - 0007

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