



Kitchener Street, King's Lynn

what3words; slot.windy.earth

£140,000

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Buying your first home should be about excitement, not a long list of jobs waiting for you when you get the keys.

Beautifully presented and ready to enjoy from day one, this two-double-bedroom terraced home offers exactly the kind of easy, comfortable living that makes it such an appealing first step onto the property ladder. With off-road parking, a private rear garden and local amenities close at hand, the practical boxes are ticked too.

From the moment you walk through the door, there's a neat, well-cared-for feel that continues throughout. The entrance hall welcomes you inside before leading into a home that's been thoughtfully arranged to make everyday life straightforward.

The kitchen provides plenty of space for preparing everything from quick midweek meals to a lazy weekend breakfast, while the living room offers somewhere to properly switch off. Comfortable and inviting, it's equally suited to quiet evenings on the sofa or catching up with friends and family.

One of the home's most useful surprises is the additional study. Currently used by the owners as a utility and boot room, it's a space that can flex around your lifestyle. Keep it exactly as it is, create a dedicated home office, turn it into a hobby room or simply enjoy having somewhere to keep the everyday clutter out of sight. A handy ground-floor cloakroom adds another layer of practicality.

Upstairs, you'll find two double bedrooms, giving you far more flexibility than you might expect from a first home. Perhaps the second becomes a guest room, dressing room or workspace, or simply remains ready for whatever the future brings. A well-appointed bathroom completes the first floor.

Outside, there's no compromise either.

To the front, the low-maintenance frontage provides the valuable convenience of your own off-road parking. At the rear, the enclosed garden has been beautifully maintained, providing a private outdoor space where you can enjoy summer barbecues, a morning coffee or simply relax when the sun makes an appearance.

Gas central heating and double glazing help keep everyday living comfortable, while the excellent condition means there's no need to immediately start thinking about renovations. Move in, unpack and enjoy it, then add your own personality as and when you want to.

With King's Lynn town centre and a wealth of everyday amenities within easy reach, the location makes life just as straightforward as the house itself.

For first-time buyers, it's a home that gives you a little more than you might expect: two double bedrooms, your own parking, a garden and valuable additional space downstairs. For investors, those same qualities create an equally attractive proposition.

Neat, comfortable and ready to go, this is the kind of first home that makes getting onto the property ladder feel like something to look forward to.

Tenure: Freehold

Property Type: Terraced House

- Mid Terraced House
- Two Bedrooms
- Off-road Parking
- Ideal First Home or Potential Investment Opportunity
- Open Plan Reception Space and Kitchen
- Gas Central Heating
- Rear Garden
- Close to Town Centre
- Modern Bathroom and Kitchen
- Study

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3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

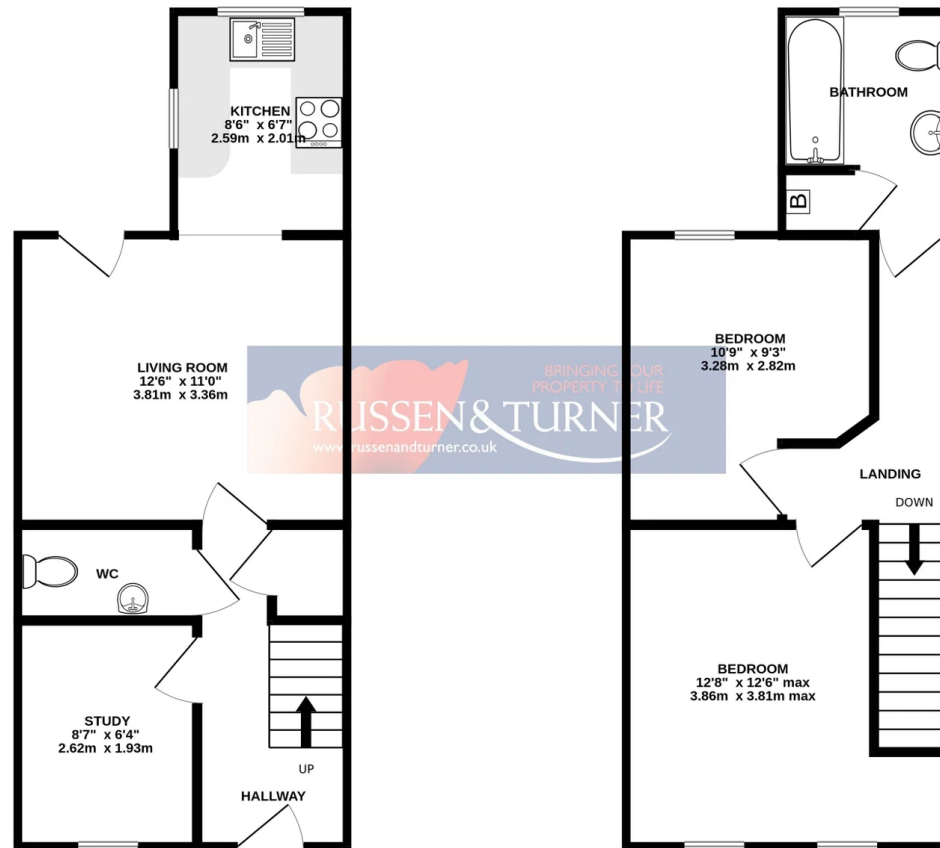
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GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 sq.m.) approx.

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