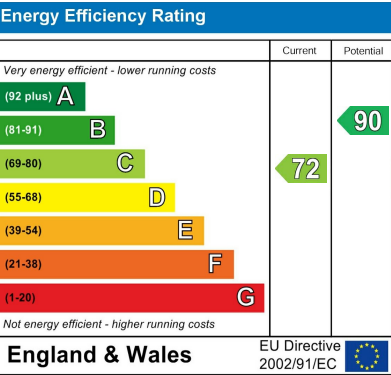


DIRECTIONS

Sat Nav: PE30 3UA



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

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45 Langley Road South Wootton King's Lynn PE30 3UA

WELL PRESENTED TWO BEDROOM END OF TERRACE HOUSE WITH
PARKING

King's Lynn

£200,000 Freehold

01553 692828
sales@brittons.net





11'2 x 11'0 (3.40m x 3.35m)

16'6 x 11'0 (5.03m x 3.35m)

Airing cupboard, doors to the two bedrooms and bathroom. Access to the loft.

11'0 x 10'2 (3.35m x 3.10m)

10'7 x 6'4 (3.23m x 1.93m)

7'5 x 4'4 (2.26m x 1.32m)

Sits back from the road and has a gravel front garden with pathway leading to the front door.

Enclosed garden with a patio area and decorative gravel. Wooden gate to the side leading to the front of the property and a rear wooden gate leading to two parking spaces on a gravel area.

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Situated on Langley Road in the highly desirable area of South Wootton, Norfolk, this well-presented end terrace house is an excellent opportunity for both first-time buyers and savvy investors. The property boasts a bright and modern layout, creating a welcoming atmosphere that is sure to impress. Inside, you will find a good sized reception room and recently refurbished kitchen. The two bedrooms are thoughtfully designed, providing comfortable spaces for rest and privacy. The bathroom is well-appointed, catering to all your daily needs. One of the standout features of this property is the off-road parking, accommodating up to two cars. Additionally, the low maintenance gardens to both the front and rear offer a delightful outdoor space without the burden of extensive upkeep, allowing you to enjoy your surroundings with ease. This property is ideally situated, making it a fantastic rental investment or a perfect first home. With its modern amenities and convenient location, it presents a wonderful opportunity to embrace a comfortable lifestyle in South Wootton. Do not miss the chance to make this delightful house your new home.

GROUND FLOOR

1ST FLOOR

