



## 2 bed terraced house to buy in

Langley Road, South Wootton, King's Lynn,  
Norfolk, PE30 3UA

**£155,000** Starting Bid

H x 2   D x 1   B x 1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ CONTACT BRITTONS ESTATE AGENTS TO VIEW
- ✓ MODERN KITCHEN
- ✓ TWO BEDROOMS
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

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.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £155,000

Property Type: Terraced House

Parking: Allocated

Year built: 1980

Construction materials: Brick and block

Risk of floods and or erosion: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Kitchen

3.40m x 3.35m (11'2 x 11'0 ) - Range of wall, base and draw units with worktop over, integrated electric hob and oven. Double radiator a window to the rear aspect and a door leading to the rear garden. Vinyl flooring.

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## Living Room

5.03m x 3.35m (16'6 x 11'0 ) - Vinyl flooring. Double radiator. Window and door to the front aspect. Stairs to the first floor and a cupboard under the stairs.

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## Landing

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

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## Bedroom 1

3.35m x 3.10m (11'0 x 10'2 ) - Fitted carpet, double radiator and a window to the front aspect.

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## Bedroom 2

3.23m x 1.93m (10'7 x 6'4 ) - Fitted carpet, window to the rear aspect and a double radiator.

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## Bathroom

2.26m x 1.32m (7'5 x 4'4 ) - Three piece suite comprising of a W.C, a bath with an electric shower over the bath and a pedestal hand wash basin. Heated towel rail. Window to the rear aspect and vinyl flooring.

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## Front Of Property

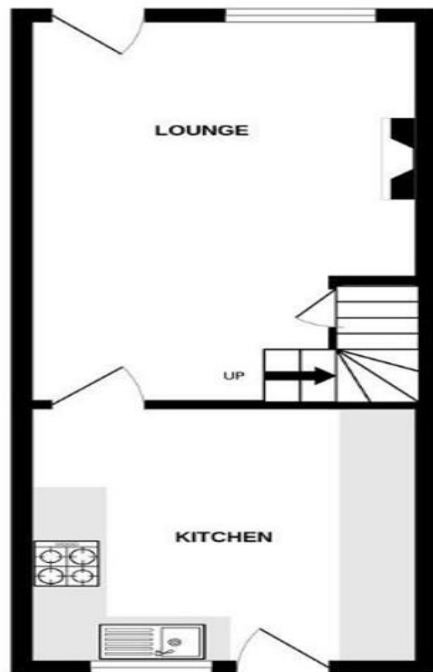
Sits back from the road and has a gravel front garden with pathway leading to the front door.

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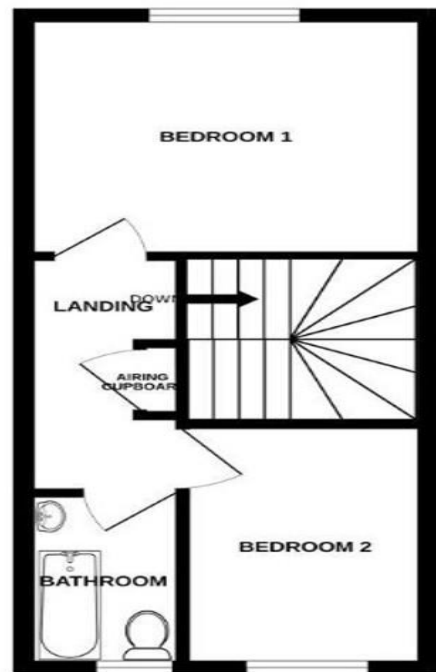
## Rear Of Property

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.

GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 90                      |
| (69-80) <b>C</b>                            | 72      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Langley Road, South Wootton, King's Lynn, Norfolk, PE30 3UA

Contact your local branch today for more information on this property:

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