



NEWSON & BUCK  
ESTATE AGENTS



## 16 Ancar Road, South Wootton, King's Lynn

£225,000

Newson & Buck are pleased to offer this beautifully presented two bedroom semi detached home situated just off Grimston Road South Wootton. The property comprises entrance hallway, downstairs W/C, lounge, kitchen diner, two bedrooms and a bathroom. The property further benefits from a garage, off road parking and a rear garden. This property also has No Onward Chain! Numerous amenities can be found within walking distance with further amenities and rail links to Cambridge & London located in Kings Lynn which is located within 4 miles.



01553 775151



### Entrance Hallway

Laminate flooring, one radiator

### Lounge

12' 01" x 14' 06" (3.68m x 4.42m) Laminate flooring, one radiator, one double glazed window, cupboard

### Kitchen Diner

15' 05" x 9' 06" (4.70m x 2.90m) Vinyl flooring, fitted kitchen units, tiled splashbacks, sink drainer, gas hob, oven, space for washing machine, space for fridge freezer and tumble dryer, one double glazed window, double glazed patio doors, and one radiator.

### W/C

Laminate flooring, pedestal sink, low flush W/C, one radiator and one double glazed window.

### Bedroom One

12' 01" x 10' 10" (3.68m x 3.30m) Fitted carpets, two double glazed windows, one radiator, space for wardrobes.

### Bedroom Two

8' 07" x 13' 0" (2.62m x 3.96m) One double glazed window, one radiator, fitted carpets.

### Bathroom

6' 06" x 6' 02" (1.98m x 1.88m) Vinyl flooring, low flush W/C, pedestal sink, one radiator, one double glazed window, walk in shower.

### Rear Garden

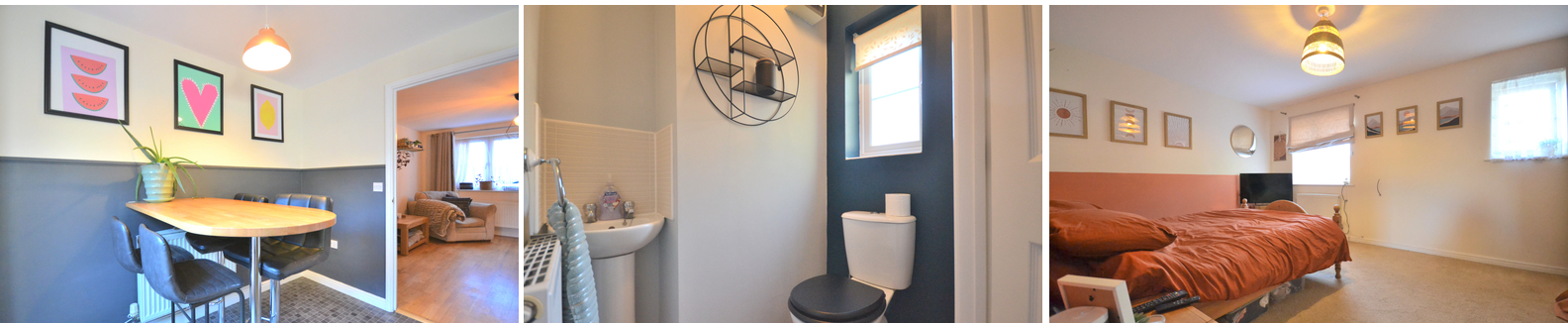
Enclosed rear garden with decking area.

### Garage

Up and over front door with electrics and lighting.

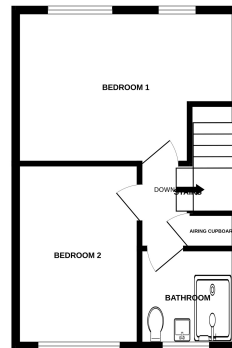
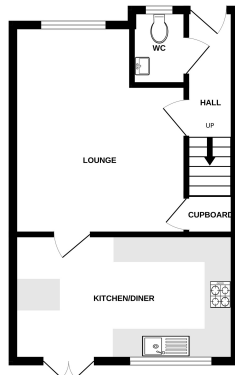
### Council Tax Band B

### EPC - C



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of ground, buildings, fixtures and fittings are given as approximate and no responsibility is taken for any error. Dimensions are given in feet and inches. The actual layout, fixtures and fittings may vary from those shown in the photographs. The services, systems and appliances shown here may have been tested and not guaranteed with this exception. See EPC for details. Millsopps Ltd. 2023