



ADVISED QUALITY HOMES - IT JUST
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NEWSON & BUCK
ESTATE AGENTS

9 Woodbridge Way

King's Lynn

Norfolk

PE30 4YW

£195,000

Newson and Buck are delighted to market this incredibly well presented two bedroom end of terrace house with no onward chain situated on Woodbridge Way which is in close proximity to the Queen Elizabeth Hospital and the local schools. The property which has been tastefully renovated by the current owners which includes a new kitchen, bathroom, boiler and carpets throughout as well as new patio doors to the rear garden. The accommodation comprises entrance hall, lounge/diner, two bedrooms and family bathroom. The property further benefits from a off road allocated parking for, gas central heating and double glazing. Local amenities can be found nearby with more extensive facilities found in King's Lynn town centre including a main line rail link into Cambridge and London King's Cross.

- End Terrace
- Two Bedrooms
- Lounge & Dining Area
- Kitchen
- Family Bathroom
- Garden & Allocated Parking Space
- EPC - C
- Recently Modernised
- Close Proximity to Hospital & Schools



Entrance Hall

6' 3" x 3' 7" (1.91m x 1.09m) - Entrance Door, Wood flooring,

Kitchen

8' 6" x 7' 10" (2.59m x 2.39m) - Range of wall, base and drawer shaker style units with wooden worktops and tiled splashback, integrated washing machine, gas cooker and fridge/freezer, wooden flooring, window to front

Lounge/Diner

15' 5" x 11' 10" (4.70m x 3.61m) - Fitted carpet, radiator, patio doors to garden. Stairs to first floor.

Landing

Carpeted, doors leading off to -

Bedroom One

12' 0" x 11' 10" (3.66m x 3.61m) - Fitted carpet, radiator, window to rear

Bedroom Two

12' 1" x 5' 8" (3.68m x 1.73m) - Fitted carpet, radiator, window to front

Bathroom

8' 7" x 5' 10" (2.62m x 1.78m) - Three piece suite comprising standard panelled bath with mixer tap rainfall shower over, wash hand basin and low level flush w.c. , airing cupboard, radiator and wooden flooring.

Front And Rear

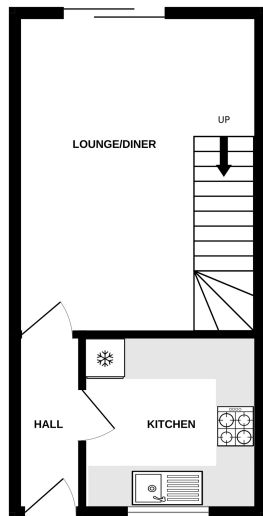
Shingle area to front, rear garden laid to turf with patio area and storage shed, side access to parking area where allocated space is located

EPC - C

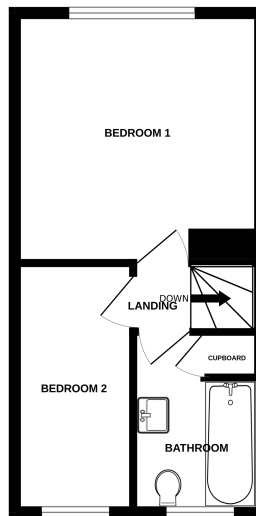
Council Tax - A



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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