



25 Weedon Way, King's Lynn  
Guide Price £179,950

**BELTON  
DUFFEY**

# 25 Weedon Way

King's Lynn,  
Norfolk, PE30 4YY

*A 2 bedroom mid terrace house in a popular location within walking distance of the Hospital and approximately 2 miles from the town centre with garage and gardens.*



## DESCRIPTION

This 2 bedroom property is an ideal investment opportunity being offered for sale with a reliable tenant in situ. It benefits from gas central heating and UPVC double glazing. The property is situated close to the Queen Elizabeth Hospital, making it particularly appealing for long-term rental demand.

## GROUND FLOOR

there is an entrance porch which leads into the sitting room/dining room with storage cupboard and staircase to the first floor and an opening which leads into the kitchen which has a door leading out to the rear garden.

## SECOND FLOOR

On the second floor are 2 bedrooms and a bathroom.

## OUTSIDE

The property has an enclosed rear garden and parking.



**what3words: ///stall.damp.rattler**

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

#### **SITUATION**

Weedon Way is located in the popular Bishops Park area of King's Lynn, close to the Queen Elizabeth Hospital and a wide range of amenities, including supermarkets, schools and doctor's surgery which are all close by. King's Lynn also has a mainline station to Cambridge and London Kings Cross.

#### **SERVICES AND EPC RATING**

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Council Tax Band A.

Gas central heating.

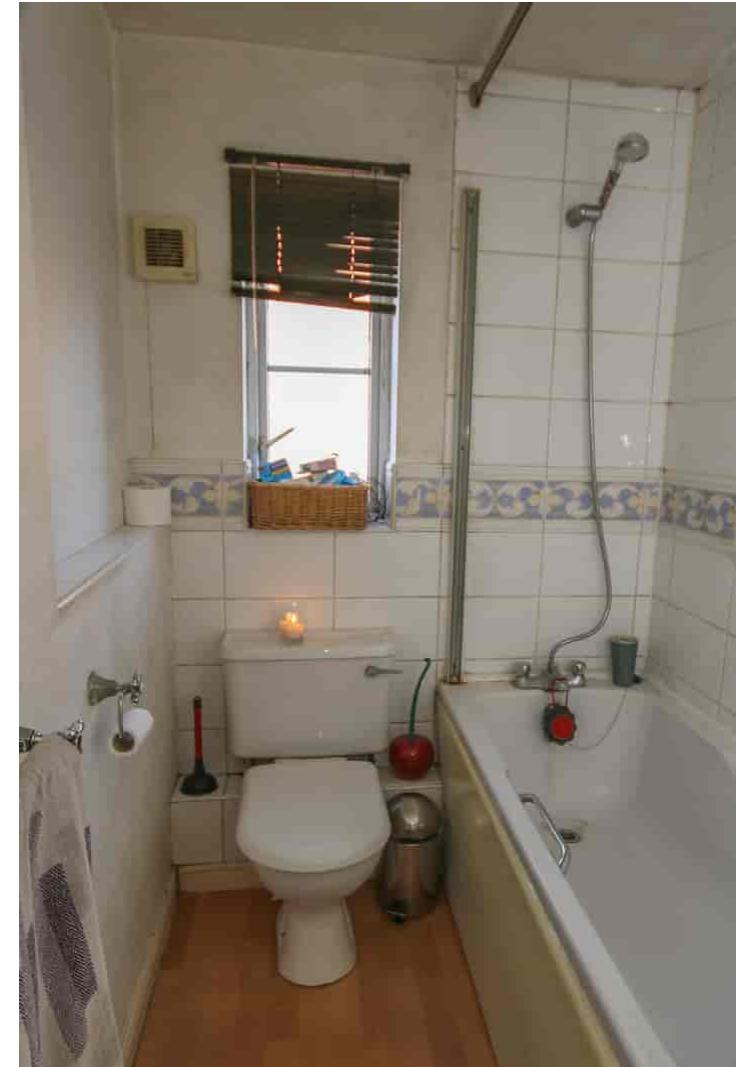
EPC - C.

#### **TENURE**

This property is for sale Freehold.

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# WAITING FLOORPLAN



**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.



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