



**2 Church Road, Watlington**  
**Guide Price £130,000**

**BELTON DUFFEY**



## 2 CHURCH ROAD, WATLINGTON, NORFOLK, PE33 0HE

BEING SOLD VIA LIVE STREAM AUCTION THROUGH AUCTION HOUSE ON 13TH DECEMBER 2023 AT 11AM. GUIDE PRICE £130,000 - £150,000.

### DESCRIPTION

BEING SOLD VIA LIVE STREAM AUCTION THROUGH AUCTION HOUSE ON 13TH DECEMBER 2023 AT 11AM. GUIDE PRICE £130,000 - £150,000.

A 2 bedroom character property, situated in a central village location with communal garden, communal parking and potential for conversion into 2 apartments, subject to planning permission.

The accommodation is installed with extensive sealed unit double glazing, gas central heating and is arranged over 2 floors, comprising entrance hall, ground floor bedroom 1, shower room and second kitchen/utility room to the ground floor. On the first floor is an open plan kitchen/sitting/dining room, bathroom and bedroom 2.

The property has period features including including exposed wooden beams.

Outside is a communal garden and communal parking.

### SITUATION

Watlington is approximately midway between King's Lynn and Downham Market; situated just off the A10 and well placed for both towns, Swaffham, Thetford and Wisbech. Watlington has various facilities, including a shop, post office, a Primary school, a medical centre with pharmacy, village hall, social club, various parks and The Angel Pub and Restaurant. There is a railway station with direct links into London King's Cross which is a 1 hr 40 mins journey. It is approx. 25 miles north of Ely which offers a selection of good shops and the Ely Cathedral, the North Norfolk coast and its quaint villages and sandy beaches can be found less than an hour north by car.

### ENTRANCE HALL

2.18m x 2.14m (7' 2" x 7' 0") Door to outside, pamment tiled floor, radiator, ceiling beams, storage cupboard with hanging rail.

### GROUND FLOOR BEDROOM 1

3.57m x 3.04m (11' 9" x 10' 0") Stable door leading to communal garden, radiator.

### SECOND KITCHEN/UTILITY ROOM

3.23m x 3.32m narrowing to 2.57m x 1.79m (10' 7" x 4' 4") excluding further kitchen/utility area. Worktop with sink unit with cupboards and drawers under, electric trip switches, radiator.

### FURTHER KITCHEN/UTILITY AREA

1.78m x 1.48m (5' 10" x 4' 10") Worktop with cupboards under, wall cupboards, cupboard housing further electric trip switches.



## **SHOWER ROOM**

1.98m x 1.67m (6' 6" x 5' 6") Shower cubicle with Triton electric shower, low level WC, pedestal wash hand basin, radiator, ceramic tiled floor, tiled wall areas.

## **FIRST FLOOR LANDING**

2.1m x 0.98m (6' 11" x 3' 3")

## **KITCHEN/SITTING/DINING ROOM**

5.85m x 3.33m (19' 2" x 10' 11") 'L' shaped worktop with grey coloured cupboards and drawer under, 4 ring hob with oven under, extractor, stainless steel sink unit, radiator, heavily beamed ceiling, twin aspect windows.

## **BEDROOM 2**

3.33m x 2.22m (10' 11" x 7' 3") Radiator, heavily beamed ceiling, built-in shelved cupboard, mains smoke alarm.

## **BATHROOM**

2.25m x 1.20m (7' 5" x 3' 11") Low level WC, pedestal wash hand basin. chrome mixer tap. small bath, heavily beamed ceiling, radiator, ceramic tiled floor.

## **OUTSIDE**

The property has access to communal parking area and a communal garden.

## **DIRECTIONS**

From King's Lynn take the A10 at the roundabout with the junction for the A134 take the third exit onto the Watlington Road, which becomes the Lynn Road and then Church Road. This ends at a junction with Downham Road and the property is on the corner of these two roads on the left hand side.

## **OTHER INFORMATION**

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

EPC - D.

Gas central heating.

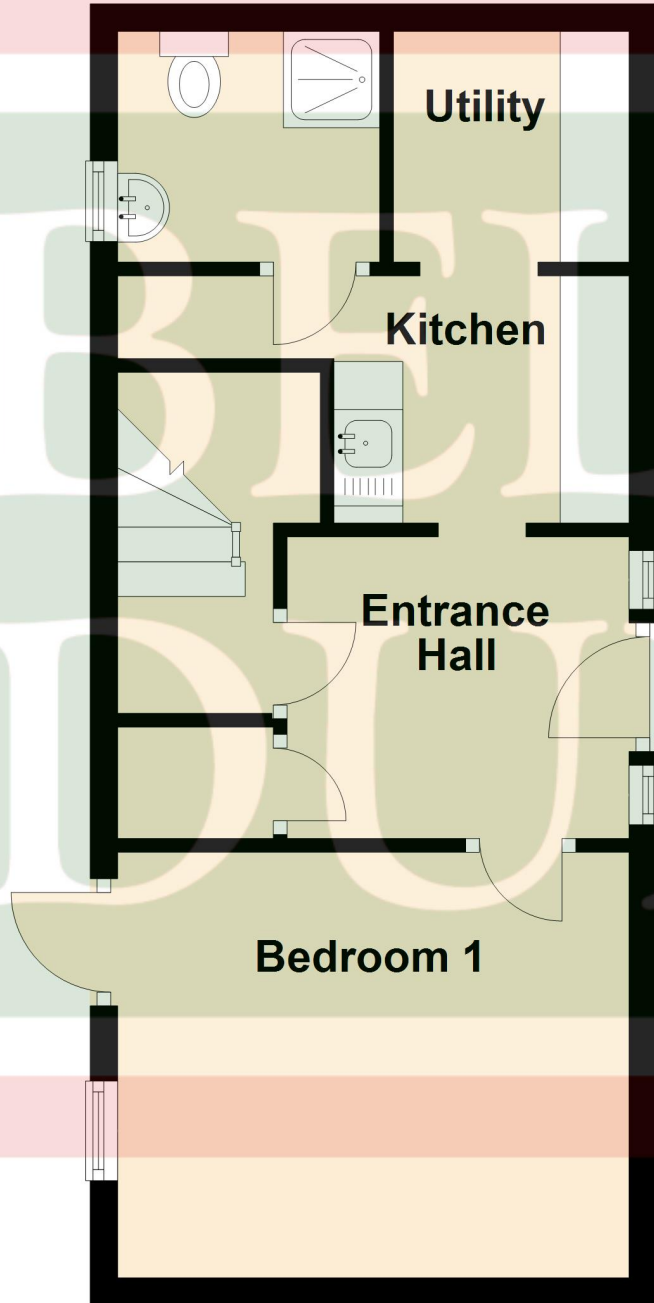
## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.

## Ground Floor



## First Floor







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