



8 Ancar Road, South Wootton, King's Lynn, PE30 3PS

DRAFT DETAILS

21596



*** Semi-detached house * 3 Bedrooms * Ensuite * Garage *
* Cul-de-sac * Popular location ***

£199,995



ESTATE AGENTS

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Russen & Turner is the trading name of Russen and Turner Ltd
A company registered in England & Wales. Company No. 4899005
Registered Office: 11 King Street, King's Lynn, Norfolk PE30 1ET

BRIEF DESCRIPTION:

Russen & Turner are delighted to offer to the market this very well presented, 3 bedroom, semi-detached house set in a cul-de-sac position in the popular area of South Wootton. The house offers family accommodation which briefly comprises: entrance hall, W.C., a 22ft² lounge / dining room with French doors to the rear garden, kitchen with fitted oven and hob and a door to the rear garden. To the 1st floor are 3 well-proportioned bedrooms with the master bedroom boasting an en suite shower room and a family bathroom with 3 piece suite which includes a bath with shower over and a boiler cupboard.

Outside to the front of the house there is space for parking and access to the detached garage. The rear garden is laid mainly to lawn with a patio area and fencing to the boundary.

Council Tax Band: C.

EPC RATING: C

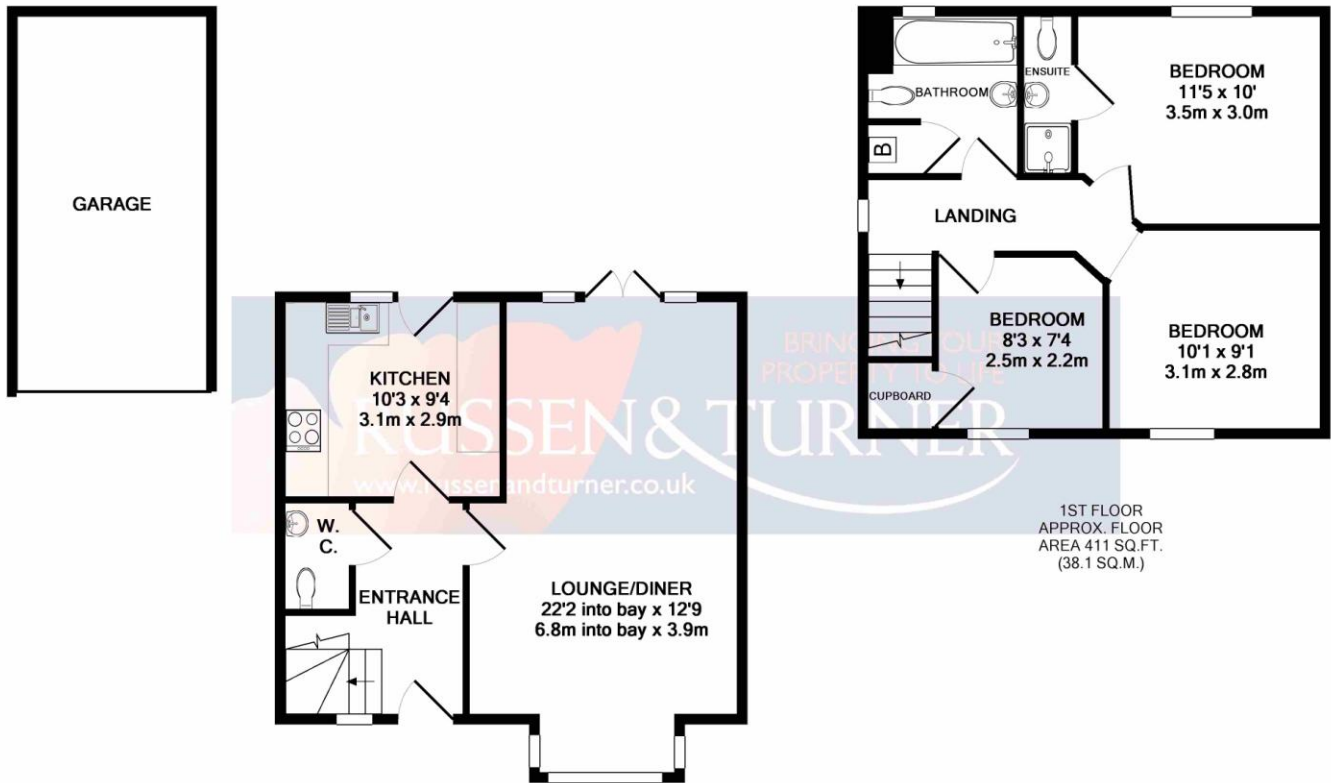
LOCATION:

King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under conservation area and there are many listed buildings (please be aware of this). The town is situated approximately 45 miles from Norwich City centre, approximately 105 miles from London and approximately 16 miles from the coastal town of Hunstanton.

HOW WE CAN HELP:

If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.





This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of these particulars and the floorplan contained here, which are thought to be materially correct, though their accuracy is not guaranteed and they do not form any part of any contract, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. None of the appliances mentioned in the details have been tested and we cannot therefore guarantee their condition, operability or working order.
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