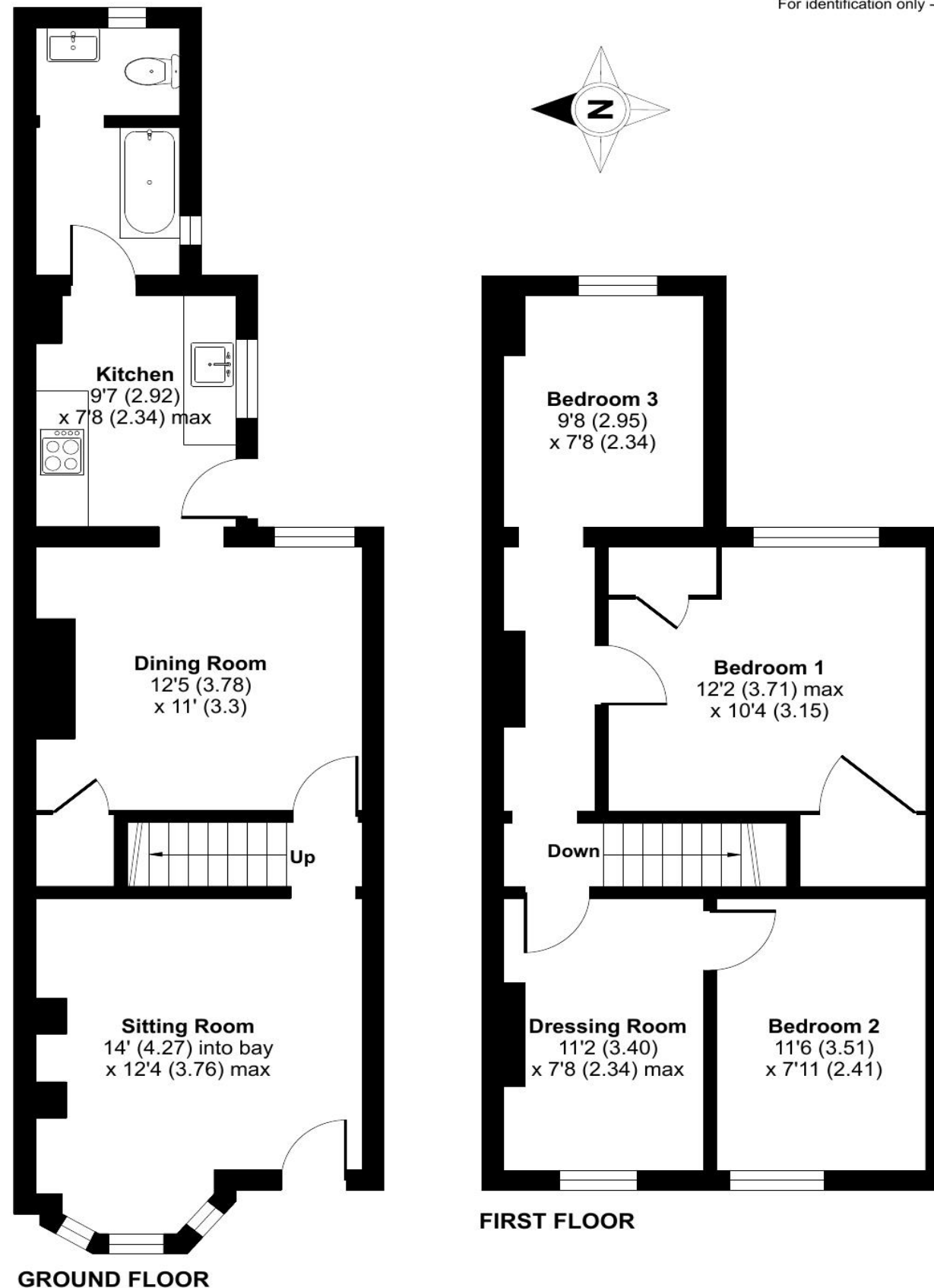


Saddlebow Road, King's Lynn, PE30

Approximate Area = 983 sq ft / 91.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1205878



Saddlebow Road, Kings Lynn, PE30 5BN

Well presented three/four bedroom character cottage situated within easy reach of Kings Lynn town centre. This charming property offers two reception rooms, gardens, gas central heating, multi fuel stove & UPVC double glazing. The ideal first time buy or investment property! Viewing Advised!

Price £190,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
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<https://www.longsons.co.uk>



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Garden wall to perimeter, paving slabs and shingle to front, shared gated access to rear.

Rear Garden

Fully enclosed rear garden with paved patio seating area, gravelled pathway to garden shed and area laid to lawn, outside tap, outside light, wooden fence to perimeter, gated access to front.

Agent`s Notes

EPC rating C69 (Full copy available on request)
Council tax band A (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- CHAIN FREE!
- Character Mid-Terrace Cottage
- Three/Four Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating C69
- Gardens
- Gas Central Heating
- UPVC Double Glazing
- Viewing Highly Recommended

Situated in the popular Norfolk town of Kings Lynn a short walk from the town centre and all of its amenities, Longsons are delighted to bring to the market this well presented, mid terrace, three/four bedroom character cottage. This charming period property offers sitting room, separate dining room, fitted kitchen with Shaker style cabinets, bathroom with period features, gardens, gas central heating, multi fuel stove and UPVC double glazing.

Viewing Highly Recommended!

KINGS LYNN

King`s Lynn, known until 1537 as Bishop`s Lynn and colloquially as Lynn, is a port and market town in the borough of King`s Lynn and West Norfolk in the county of Norfolk. It is 36 miles from Peterborough, 44 miles from Cambridge and 44 miles from Norwich. It's popular town centre offers an extensive pedestrianised shopping area with ample parking close by. The Vancouver Quarter offers a modern shopping experience that sits well next to the traditional shopping areas of the town and are complemented by the

markets which often take place on the historic Tuesday Market Place.

Sitting Room

14'0" (4.27m) x 12'4" (3.76m)

UPVC composite entrance door leads into sitting room which benefits from a fitted multi fuel burner & tiled hearth, Alcove storage either side of the fireplace, UPVC double glazed walk-in bay window to front and radiator.

Dining Room

12'5" (3.78m) x 11'0" (3.35m)

UPVC double glazed window to rear, under stairs storage cupboard, radiator.

Kitchen

9'7" (2.92m) x 7'8" (2.34m)

Range of Shaker style kitchen units to walls and floor complemented by a work surface over, composite sink unit with mixer tap and drainer, tiled splashback, ceramic tiles to floor, UPVC double glazed window to side, UPVC double glazed entrance door opening to rear garden.

Bathroom

Roll edge bath with rainfall shower over and shower curtain, high level WC, wall

mounted wash basin, fully tiled walls and floor, UPVC double glazed window to side and rear, radiator.

Stairs and Landing

Bedroom One

12'2" (3.71m) x 10'4" (3.15m)

Fitted wardrobe, storage cupboard, UPVC double glazed window to rear, radiator.

Bedroom Two

11'6" (3.51m) x 7'11" (2.41m)

UPVC double glazed window to front, radiator, door to dressing room.

Dressing Room

11'2" (3.4m) x 7'8" (2.34m)

UPVC double glazed window to front, radiator, door to bedroom two.

Bedroom Three

9'8" (2.95m) x 7'8" (2.34m)

UPVC double glazed window to rear, radiator.

Outside Front

