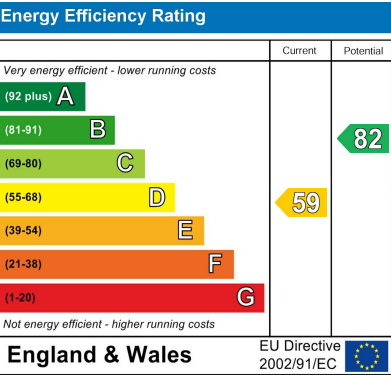


DIRECTIONS

From our Kings Lynn office leave the Tuesday Market Place on Saint Nicholas Street, turn right onto Chapel Street then left onto Austin Street; at the junction turn right. Remain in the left hand lane until arriving on Wootton Road where the property can be found on the left hand side.



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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BEAUTIFULLY PRESENTED THREE BEDROOM TERRACED HOUSE IN
POPULAR AREA

Gaywood

£205,000 Freehold

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HALLWAY

Fitted carpet and a storage cupboard.

BATHROOM

Three piece suite comprising of hand wash basin set within a vanity unit, W.C, and bath with shower over. Vinyl flooring, window to the side aspect and double radiator.

LOUNGE / DINER

Laminate flooring, stairs to the first floor, bay window to the front aspect and a double radiator.

KITCHEN

Range of base, wall and drawer units with worktop over. Vinyl flooring and two windows to the side aspect.

UTILITY

Laminate flooring, French doors leading to the rear garden.

SHOWER ROOM

Three piece suite comprising of a hand wash basin, W.C, and a double shower enclosure. Vinyl flooring, heated towel rail and a extractor fan.

BEDROOM ONE

Fitted carpet, window to rear aspect, double radiator, built in cupboards, air conditioning unit and door leading to bedroom three.

BEDROOM TWO

Fitted carpet, window to rear aspect.

BEDROOM THREE

Fitted carpet, window to rear aspect and radiator.

FRONT GARDEN

Gravel driveway.

REAR GARDEN

Enclosed garden with a lawn and flower beds. Cold water tap. Summer house with light and power and a storage area with outdoor lights and rear door.

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Located on the ever popular Wootton Road in King's Lynn, Norfolk, this delightful mid-terrace house offers a perfect blend of comfort and style. With three bedrooms, this home is ideal for families or those seeking extra space for guests or a home office. The layout is spacious and open, creating a light and welcoming atmosphere throughout. The property boasts an open plan layout, providing ample space for relaxation and entertaining. The ground floor features a convenient bathroom, while the first floor is equipped with a modern shower room, ensuring that all your needs are met. The third bedroom, which is accessed through the first bedroom, presents a versatile option that could serve as a perfect nursery or a dedicated workspace, catering to the demands of contemporary living. Outside, the garden is a true gem, complete with a pretty summer house that is fitted with power and light, making it an ideal spot for hobbies or simply enjoying the outdoors. Additionally, the property offers driveway parking, adding to the convenience of this lovely home. This residence is not just a house; it is a warm and inviting space that promises to be a wonderful place to live. With its thoughtful design and charming features, it is sure to appeal to a variety of buyers. Don't miss the opportunity to make this delightful property your new home.



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, distances, contents and any other facts are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustration purposes only and should not be used as such by any prospective purchaser. The property is shown only for guidance purposes and has not been visited and no guarantee is given for its accuracy. Measurements are to the best of our knowledge.



