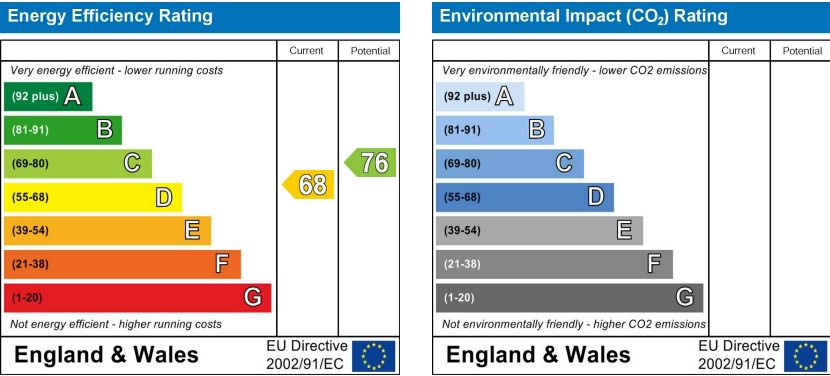


DIRECTIONS

From the Kings Lynn town centre proceed out towards the Gaywood shopping area. At the Gaywood clock traffic lights turn right onto Queen Mary Road, take the 2nd left on Bagge Road slight left onto Bishops Road, right onto De Grey Road then left onto Leicester Avenue where the property can be found on the right hand side easily identified by our For Sale board.



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."

This disclaimer must go on to all probate properties – new and existing:



5 Leicester Avenue Gaywood, King's Lynn Norfolk PE30 4PJ

THREE BEDROOM TERRACED HOUSE WITH SPACIOUS LAYOUT AND REAR GARDEN

Gaywood, King's Lynn

£170,000 Freehold

Telephone: 0800 6546 333
www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



ENTRANCE HALL Vinyl flooring. Stairs leading to first floor. Door leading onto Kitchen diner. Single radiator.	10'0 x 7'6 max (3.05m x 2.29m max)
KITCHEN / DINING AREA Range of base wall and drawer units with worktop over. Space and plumbing for washing machine. Stainless steel sink with drainer and dual mixer tap over. Tiled splash back. Generous space for fridge freezer. Window to rear aspect over looking the garden. Door to side aspect. Tiled floor. Double radiator. French doors leading into extension which would make ideal study.	23'5 x 11'9 max (7.14m x 3.58m max)
STUDY Tiled floor. Window to rear aspect. French doors leading to kitchen diner. Single door leading to rear garden. Wooden construction.	7'9 x 6'4 (2.36m x 1.93m)
LOUNGE Fitted carpet, window to front aspect. Multi fuel burner with decorative surround and stone hearth. Double radiator.	12'8 x 12'1 (3.86m x 3.68m)
SHOWER ROOM Three piece suite comprising of generous shower enclosure with thermostatic shower. Pedestal hand wash basin with vanity unit under, W.C. Double radiator. Fully tiled. Obscured side window to rear aspect. Vinyl flooring.	6'9 x 5'8 (2.06m x 1.73m)
LANDING Fitted carpet, doors leading onto all rooms. U-shaped staircase with handrail. Double radiator. Window to front aspect. Loft access.	12'6 x 13'10 max (3.81m x 4.22m max)
BEDROOM ONE Fitted carpet. Single radiator. Window to front aspect. Built in storage.	12'7 x 9'11 (3.84m x 3.02m)
BEDROOM TWO Fitted carpet. Single radiator. Window to rear aspect. Built in storage.	12'8 x 9'6 (3.86m x 2.90m)
BEDROOM THREE Fitted carpet. Single radiator. Window to rear aspect. Built in storage.	11'10 x 7'5 (3.61m x 2.26m)
BATHROOM Three piece suite comprising of pedestal hand wash basin, W.C, and a freestanding roll top slipper bath with ball and claw feet. Single radiator. Fully tiled. Obscured window to rear aspect. Vinyl flooring.	6'4 x 5'6 (1.93m x 1.68m)
EXTERNAL STORAGE SHED Part of extension to main dwelling. Ideal for storing garden furniture, bikes or gardening equipment.	7'3 x 5'11 approx (2.21m x 1.80m approx)

REAR GARDEN
Largely patio area with a picket fencing creating an enclosed area of artificial grass. Wooden shed. Border with shrubs.

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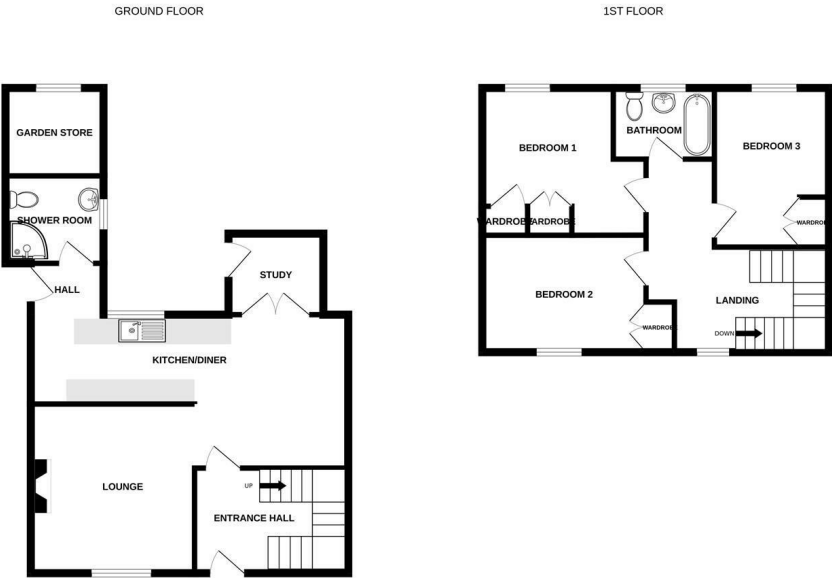
DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000**** Welcome to this charming terraced house located on Leicester Avenue in the desirable area of Gaywood, King's Lynn. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The house features a welcoming reception room that flows into an open-plan kitchen diner, perfect for entertaining guests or enjoying family meals. The property benefits a wooden built extension, which provides potential for an excellent study area, allowing for a quiet space to work or pursue hobbies. The ground floor also includes a convenient shower room, while the family bathroom upstairs is a highlight, featuring a luxurious roll-top slipper bath, perfect for unwinding after a long day. Situated in a popular location, this property benefits from good local connections, making it easy to access nearby amenities and transport links. Whether you are looking for a comfortable family home or a stylish space to entertain, this terraced house on Leicester Avenue offers a wonderful blend of practicality and charm. Don't miss the opportunity to make this lovely property your own.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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