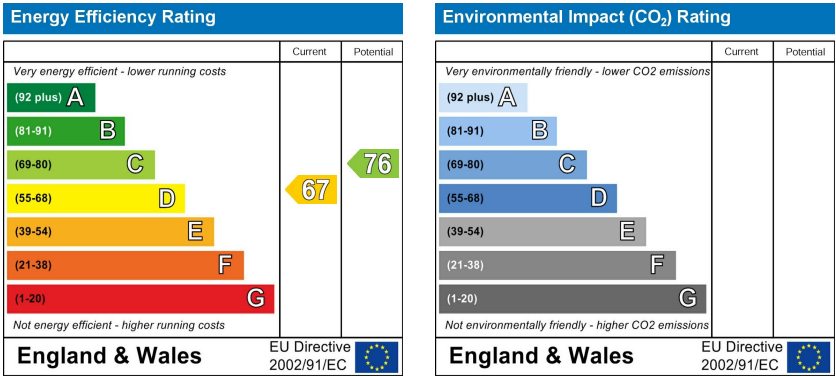


DIRECTIONS

From Tuesday Market Place, bear left onto Saint Nicholas Street, turn right onto Chapel Street, turn left onto Austin Street, turn right onto the A1078, Bear left, keep in left-hand lane then bear left onto the A148, turn right onto Wootton Road where the property can be found on the left hand side just past the shop 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.



105 Wootton Road Gaywood King's Lynn Norfolk PE30 4DJ

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000****
SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE IN NEED OF MODERNISATION.
NO UPWARD CHAIN.

King's Lynn Freehold Guide price £180,000

Telephone: 0800 6546 333
www.norfolkpropertyactions.co.uk
Email: sales@norfolkpropertyactions.co.uk



ENTRANCE HALLWAY Fitted carpet, stairs leading to first floor, including a under stairs cupboard. Window and door to the front aspect and a double radiator.	12'12 x 8'4 max (3.66m x 2.54m max)
DINING ROOM Fitted carpet, open fireplace, window to rear aspect and a double radiator.	12'1 x 12'5 max (3.68m x 3.78m max)
LOUNGE Fitted carpet, open fire with decorative surround, bay window to the front aspect. Double radiator.	12'6 x 16'1 into bay (3.81m x 4.90m into bay)
KITCHEN Range of base and drawer units with a wood effect worktop. One and half bowl sink with mixer tap over. Serving hatch to dining room. Tiled flooring. Window to the rear aspect and a double radiator.	7'11 x 7'11 (2.41m x 2.41m)
UTILITY Fully tiled including floor, plumbing for washing machine. Wall units. Window and door to the rear aspect.	7'11 x 5'2 (2.41m x 1.57m)
PANTRY Tiled floor with window to the side aspect. Shelving and light.	5'3 x 3'3 (1.60m x 0.99m)
LANDING Fitted carpet, access to three bedrooms and family bathroom. Airing cupboard and loft access. Window to the front aspect.	11'9 x 9'3 max (3.58m x 2.82m max)
BATHROOM Three piece suite comprising of a pedestal hand wash basin, W.C, and a bath with electric shower over. Obscured window to the side. Radiator. Cork floor tiles.	9'1 x 6'1 (2.77m x 1.85m)
BEDROOM ONE Fitted carpet, original decorative fireplace. Double radiator and two windows to the front aspect.	12'4 x 12'3 (3.76m x 3.73m)
BEDROOM TWO Fitted carpet, window to rear aspect and radiator.	12'6 x 8'5 (3.81m x 2.57m)
BEDROOM THREE Fitted carpet, window to rear aspect and a radiator.	8'3 x 8'1 (2.51m x 2.46m)
FRONT GARDEN Mainly laid to gravel providing ample parking for multiple cars. Well stocked flower bed.	
REAR GARDEN Mainly laid to lawn with footpath. Enclosed with garden shed and a variety of mature plants and shrubs.	
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	

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****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000****Nestled on Wootton Road in the popular area of Gaywood, King's Lynn, this semi-detached house presents a wonderful opportunity for those seeking a family home with great potential. Boasting three well-proportioned bedrooms, this property is perfect for families looking to settle in a welcoming community. As you enter, you are greeted by a spacious and bright entrance hall that sets the tone for the rest of the home. The two reception rooms offer ample space for relaxation and entertaining, making it easy to create a warm and inviting atmosphere. The kitchen, complete with a separate utility and pantry area, provides a potential for a functional space for culinary endeavours, although it is in need of refurbishment, allowing you to put your personal touch on it. The property also features a bathroom that caters to the needs of the household. Outside, there is parking available for multiple vehicles, ensuring convenience for residents and guests alike. This home is oozing with potential, making it an ideal project for those looking to create their dream family residence. With its spacious layout and bright interiors, this property is a blank canvas waiting for your vision. Don't miss the chance to transform this house into a beautiful home in a lovely neighbourhood.
NO UPWARD CHAIN



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any error. Drawings are not to scale. The plan is for illustrative purposes only and should be used as a guide only. The prospective purchaser. The contents, fixtures and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given. Made with Hoxpox 12000



