



Gaywood Road, King's Lynn PE30 2PT

welcome to

Gaywood Road, King's Lynn

Located in Gaywood which has good local amenities is this three bedroom mid terrace house which is being offered with no onward chain and would make an ideal first time buy or investment opportunity.

Entrance Door To;- Lounge

10' 11" x 14' 2" into recess (3.33m x 4.32m into recess)
Brick fireplace, radiator, window to front

Dining Room

14' 1" into recess x 10' 3" (4.29m into recess x 3.12m)
Window to rear, wall mounted gas boiler, open
fireplace in brick surround, stairs to first floor,
storage cupboard

Kitchen

7' 10" x 7' 4" (2.39m x 2.24m)
Range of base and wall units, roll edge work top,
inset stainless steel sink with mixer tap over, built-in
oven, electric hob extractor over, space for fridge
freezer and washing machine, ceramic tiled floor,
double glazed window and double glazed door to
rear

Bathroom

5' 8" x 7' (1.73m x 2.13m)
Bath with shower mixer tap and shower screen, low
level WC, wash hand basin, heated towel rail, tiled
floor and walls, double glazed window

First Floor Landing

Stairs to second floor, radiator

Bedroom One

14' 2" into recess x 10' 9" (4.32m into recess x 3.28m)
Window to front, radiator

Bedroom Two

8' 7" into recess x 10' 10" (2.62m into recess x 3.30m)
Ornate fireplace, window to rear, radiator

2nd Floor Landing

Bedroom/ Attic Room

16' 8" max x 15' 1" max (5.08m max x 4.60m max)
Double glazed window to front and rear, radiator,
fitted shelving units to recess, radiator

Outside

Rear Courtyard

Agent Note

It is our understanding that the Property is not
registered at the Land Registry which is the case
with a significant proportion of land across England
and Wales. Your conveyancer will take the
necessary steps and advise you accordingly



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Gaywood Road,
King's Lynn

- Close to Town Centre
- Mid Terrace House
- Three Storey
- Three Bedrooms
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

£150,000



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Property Ref:
KLN117411 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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