



Gaywood Road, King's Lynn PE30 2PU

welcome to
Gaywood Road, King's Lynn

Located close to local amenities and the College of West Anglia is this period mid terrace 6/7 bedroom HMO (House of Multiple Occupation) and benefits from gas central heating, double glazing and a rear courtyard.





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.



Entrance Door To:-

Entrance Porch

Entrance Hall

Bedroom One

15' 7" x 13' 6" (4.75m x 4.11m)

Bedroom Two

13' 7" x 13' 5" (4.14m x 4.09m)

Reception Room

11' 6" x 12' 8" (3.51m x 3.86m)

Kitchen

14' 7" x 12' 2" (4.45m x 3.71m)

Conservatory

Shower Room

First Floor Landing

Bedroom Three

13' 4" x 14' 9" (4.06m x 4.50m)

En Suite

Bedroom Four

13' 5" x 9' 5" (4.09m x 2.87m)

Bedroom Five

13' 5" x 9' 5" (4.09m x 2.87m)

Bedroom Six

9' 5" x 7' 4" (2.87m x 2.24m)

Bathroom

2nd Floor Landing

Bedroom Seven

13' x 19' 5" max measurements L-shaped room (3.96m x 5.92m max measurements L-shaped room)

Outside

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- Mid Terrace 3 Storey House
- Currently Being Used as a House of Multiple Occupation
- 6/7 Bedrooms
- Communal Kitchen and Reception Room
- Double Glazing

Tenure: Freehold EPC Rating: D

£290,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
KLN117814 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we will 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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