



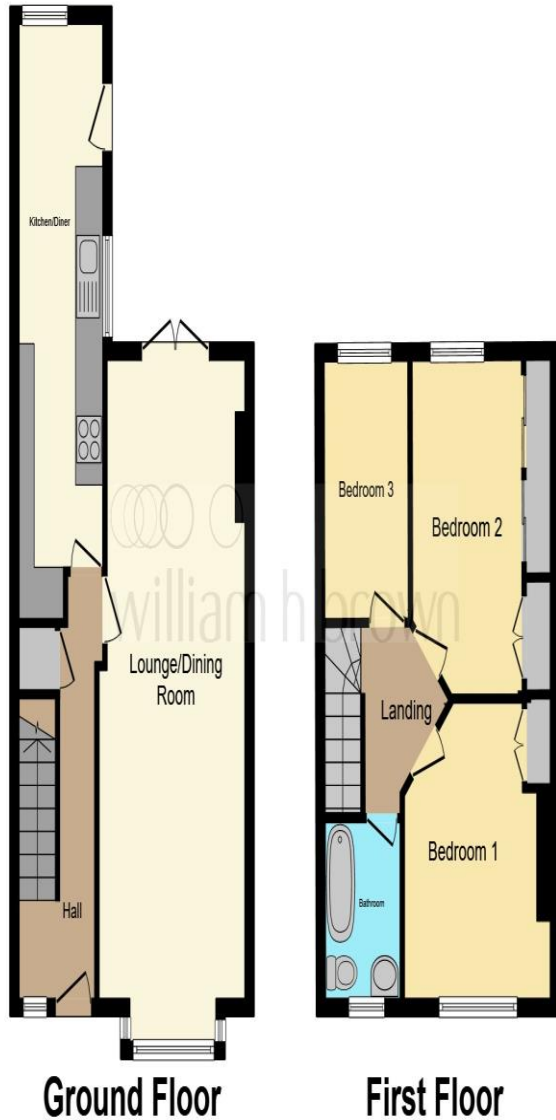
**Methuen Avenue, Gaywood, KING'S LYNN, PE30 4BW**

**welcome to**

**Methuen Avenue, Gaywood, KING'S LYNN**

This well-presented mid-terrace home near Kings Lynn town centre features three bedrooms, a modern kitchen, and a low-maintenance garden. Perfectly located with easy access to shops, schools, and rail links to London, it's an ideal choice for families and commuters.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**Double Glazed Entrance Door  
To**

**Entrance Hall**

**Kitchen**

23' x 5' 11" ( 7.01m x 1.80m )

**Lounge/ Diner**

24' 8" x 10' 5" ( 7.52m x 3.17m )

**First Floor Landing**

**Bedroom One**

11' 3" x 10' 11" ( 3.43m x 3.33m )

**Bedroom Two**

13' x 8' 1" ( 3.96m x 2.46m )

**Bedroom Three**

9' 10" x 6' ( 3.00m x 1.83m )

**Bathroom**

**Outside**

welcome to

## Methuen Avenue, Gaywood, KING'S LYNN

- Popular Gaywood Area
- Mid Terrace House
- Three Bedrooms
- Ample Storage Throughout
- Kitchen/ Utility

Tenure: Freehold EPC Rating: C

offers in excess of

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN118314 - 0014

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