



King John Avenue, Gaywood, King's Lynn, PE30 4QA

welcome to

King John Avenue, Gaywood, King's Lynn

Located close to local amenities including shops, schools and leisure facilities is this beautifully presented and refurbished three bedroom semi detached house which is being offered with no onward chain. Viewing highly recommended to appreciate all this beautiful property has to offer.



Double Glazed Entrance Door To

Entrance Porch

Door to:-

Entrance Hall

Radiator, wood effect laminate floor, stairs to first floor

Lounge/ Diner

24' x 12' 1" (7.32m x 3.68m)

Double glazed bay window, wood effect laminate floor, double glazed doors to:-

Sunroom

9' 3" x 7' 11" (2.82m x 2.41m)

Wood effect laminate floor, double glazed door to rear

Kitchen

16' 9" x 8' (5.11m x 2.44m)

Range of matching base and wall units, roll edge work top, inset sink with mixer tap over, built-in oven, hob, extractor over, space for washing machine and fridge freezer, double glazed window, double glazed door to rear

First Floor Landing

Loft access, double glazed window, storage cupboard

Bedroom One

12' 11" x 11' 4" (3.94m x 3.45m)

Double glazed window, radiator, laminate floor

Bedroom Two

10' 3" x 9' 4" (3.12m x 2.84m)

Double glazed window, radiator

Bedroom Three

6' 11" x 7' 9" (2.11m x 2.36m)

Double glazed window, radiator

Bathroom

8' x 5' 10" (2.44m x 1.78m)

Bath with shower mixer tap, low level WC, wash hand basin, double glazed window

Outside

To the front is a driveway providing off road parking for 3/4 cars and leads to a detached single garage with up and over door. The rear garden is laid mainly to lawn.



view this property online williamhbrown.co.uk/Property/KLN119528



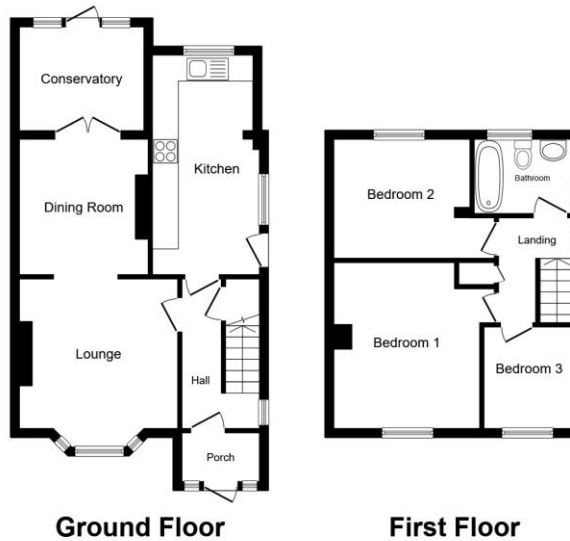
welcome to

King John Avenue, Gaywood, King's Lynn

- Located Close to Amenities
- Beautifully Presented
- Semi Detached House
- Three Bedrooms
- Lounge/ Diner

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over
£270,000



Total floor area 90.6 m² (976 sq.ft.) approx

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.propertybox.io


william
h brown



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119528



Property Ref:
KLN119528 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



williamhbrown.co.uk