



**Leicester Avenue, Gaywood, KING'S LYNN, PE30 4PJ**

welcome to

## Leicester Avenue, Gaywood, KING'S LYNN

William H Brown are delighted to offer to market this three bedroom, mid terrace home, located in a popular location close to local amenities. Viewing recommended!



## Entrance Hall

### Lounge

13' 1" x 12' 2" max ( 3.99m x 3.71m max )

Double glazed window to the front. In-built storage cupboard and shelving. Radiator.

### Kitchen/ Diner

19' 10" max x 11' 10" max ( 6.05m max x 3.61m max )

Fitted with wall and base units with worktops over. Stainless steel sink with mixer tap and drainer. In-built oven and grill. Gas ring hob with extractor fan above. Space for free standing fridge freezer. Space and plumbing for washing machine. Part tiled walls. Two radiators. Double glazed window to the rear.

### First Floor Landing

Double glazed window. Radiator.

### Bedroom One

12' 8" max x 10' max ( 3.86m max x 3.05m max )

Double glazed window to the front. In-built wardrobe. Radiator.

### Bedroom Two

12' 8" max x 9' 5" max ( 3.86m max x 2.87m max )

Double glazed window to the rear. In-built wardrobe space. Radiator.

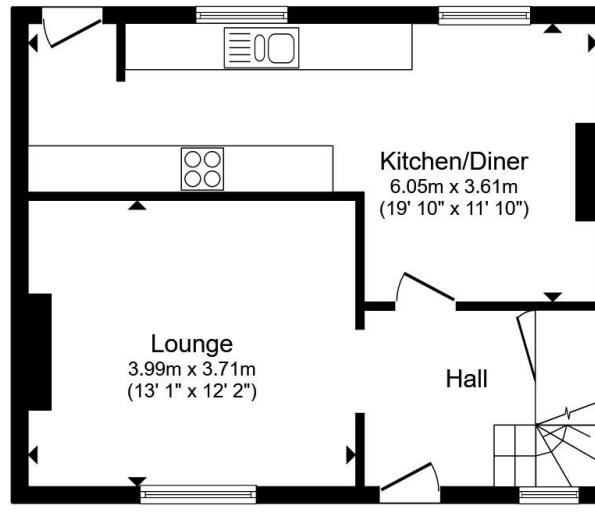
### Bedroom Three

11' 10" max x 7' 5" max ( 3.61m max x 2.26m max )

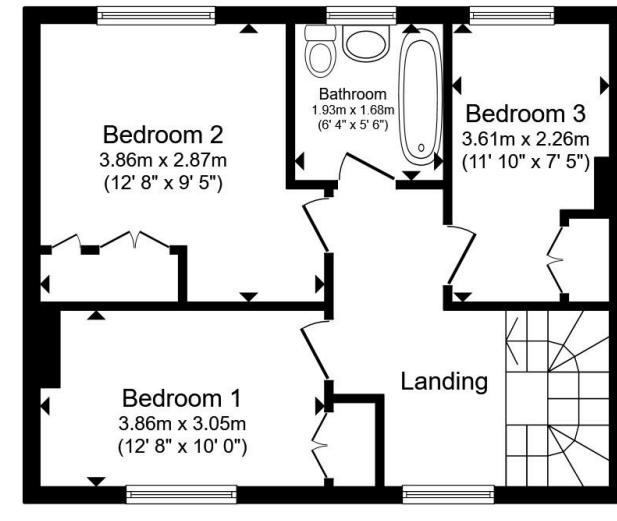
Double glazed window to the rear. Radiator

### Outside

Enclosed Rear Garden with a Patio Area and Remainder Laid to Lawn



Ground Floor



First Floor

Total floor area 88.3 m<sup>2</sup> (950 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](http://www.propertybox.io)



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## Leicester Avenue, Gaywood, KING'S LYNN

- Semi Detached Home
- Three Bedrooms
- Kitchen/Diner
- Lounge
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

# £180,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
KLN119563 - 0002

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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.



**01553 771337**



[KingsLynn@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)