

## 62 St. Nicholas Close, Gayton PE32 1QS

£205,000

 2  1  1



**A wonderful opportunity to acquire a spacious village home with great potential.**

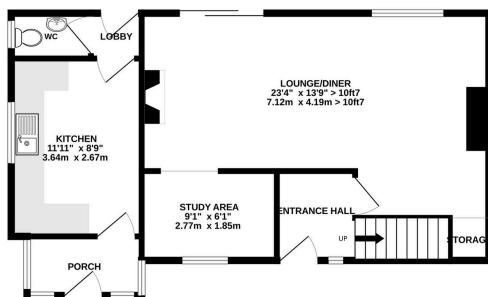
Set in a quiet cul-de-sac location in the popular Norfolk village of Gayton, this two-bedroom semi-detached house is perfect for those looking for a generously sized plot, flexible living space and the chance to modernise to personal taste. With a large south-facing garden, well-proportioned rooms, and no onward chain, this property is ideal for first-time buyers, downsizers, or investors alike.



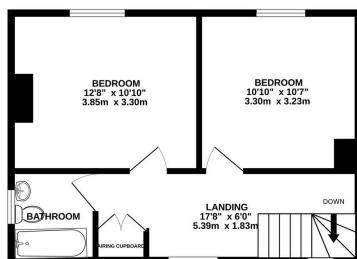
## Key Features

- Semi-detached house
- 23ft+ Lounge
- Ground floor W.C.
- Cul-de-sac
- Desirable village
- 2 Double bedrooms
- Study area
- South facing garden
- No chain
- Oil central heating

GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA - 920 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any error, omission or inaccuracy. The floorplan is for illustrative purposes only and should not be relied on as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can be given.

