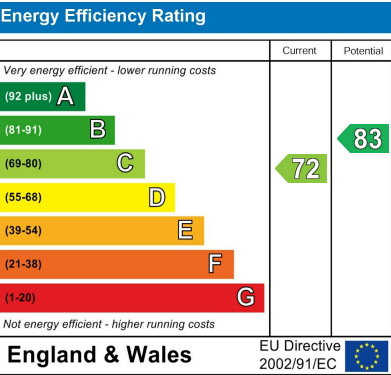


DIRECTIONS

SATNAV: PE30 2PS



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



brittons
estate agents

www.brittons.net



39 Gaywood Road King's Lynn PE30 2PS

FOUR BEDROOM MID-TERRACE HOUSE WITH PARKING

King's Lynn

£265,000 Freehold

01553 692828
sales@brittons.net





GAYWOOD

Situated in the popular residential area of Gaywood, King's Lynn, this property enjoys a convenient location with a wide range of everyday amenities close by. Families are well catered for with several well-regarded schools nearby, including Gaywood Primary School, Howard Junior School, King's Lynn Academy and King Edward VII Academy. The Gaywood Clock shopping area offers a variety of local shops, supermarkets, cafés, takeaways, a pharmacy and other essential services, while King's Lynn town centre is just a short drive or bus journey away, providing an extensive range of retail, leisure and dining options. Excellent transport links include regular bus services throughout King's Lynn and the surrounding villages, with King's Lynn railway station offering direct services to Cambridge and London King's Cross. The area also benefits from easy access to the A47, making commuting to Norwich, Peterborough and beyond straightforward. With nearby parks, green spaces and everyday amenities all within easy reach, Gaywood remains a popular choice for families, professionals and retirees alike.

ENTRANCE HALL

Doors to lounge, dining room and kitchen, stairs to first floor.

LOUNGE

Wood effect flooring, bay windows to front aspect.

DINING ROOM

Carpeted, window to rear aspect.

KITCHEN

Tiled floor, window to side aspect, door to shower room, storage and rear courtyard. Range of base, wall and drawer units with worktop over. Wall mounted boiler. Space for washing machine. Integrated oven with hob and extractor fan over.

SHOWER ROOM

tiled flooring, window to rear aspect, shower, hand basin and WC.

LANDING

Doors to all bedrooms and bathroom, loft access.

BEDROOM ONE

Carpeted, bay window to front aspect.

BEDROOM TWO

Carpeted, window to rear aspect.

BEDROOM THREE

Carpeted, window to front aspect.

BEDROOM FOUR

Carpeted, window to rear aspect.

BATHROOM

Wood effect flooring, bath, hand basin, WC.

IMPORTANT INFORMATION

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner, Hipla. A fee of £30 per client applies.

Guide Price £265,000 - £275,000

Located on Gaywood Road in the charming town of King's Lynn, this delightful four-bedroom mid-terrace house offers a perfect blend of space and convenience. With two generously sized reception rooms, this property is ideal for both family living and entertaining guests. The well-appointed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere.

The four bedrooms provide ample accommodation for families or those seeking extra space for guests or a home office. The two bathrooms add to the practicality of the home, making morning routines and family life much easier.

One of the standout features of this property is the rare off-road parking available for multiple vehicles at the rear, a true luxury in a terraced house. This added convenience allows for easy access and peace of mind, especially in a bustling area.

Situated close to local amenities, residents will find shops, schools, and parks within easy reach, making it an ideal location for families and professionals alike. This spacious property is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest, this home on Gaywood Road is a wonderful opportunity not to be missed.

