

LANDLES



97 Gaywood Road | King's Lynn | Norfolk



The late Victorian 4 bedroom semi-detached house of generous internal proportions conveniently positioned within walking distance of all local amenities, schools, college & town centre. Well laid out accommodation with good sized rooms, front & rear gardens and garage affording off road parking.

NO ONWARD CHAIN

Purchase Price £270,000

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- Entrance Hall
- Living Room with Bay Window
- Dining Room
- Breakfast Room
- Kitchen
- GF Shower Room



- Stairs to FF Landing
- 4 Bedrooms
- Bathroom
- Front & Rear Gardens
- Detached Garage (Off Road Parking)

Gaywood Road, situated just on the edge of King's Lynn town centre is a most convenient residential location. On the doorstep within a short walking distance are a variety of amenities including local primary & secondary schools, College of West Anglia and supermarkets to name a few, with the town centre only being a short 10 minute walk away. **King's Lynn** is an historic market town located on the banks of the River Great Ouse in West Norfolk. Once part of the Hanseatic League, the town has a wealth of history and is well known for its two impressive market squares and Custom House. Transport links in and out of the area are good with the advantage of a mainline railway to London Kings Cross via Ely & Cambridge, regular bus services, many of which run via Gaywood Road, and A47 trunk road to Norwich & Peterborough. **97 Gaywood Road** is a period residence, understood to date from the late Victorian era, which provides around 1,300 sq.ft. of internal accommodation. All rooms throughout are airy boasting tall ceilings with large bay windows providing the principal rooms with plenty of light. There are period features on display including corbel arch with scrolled support to the entrance hallway along with front storm porch with tiled threshold. Of particular benefit in this location, there is off road parking afforded by the detached garage accessed by the driftway to the rear. Offered to the market with No Onward Chain, the property is considered to have much potential and would make an ideal family home. The accommodation comprises;

Entrance Hall

With UPVC entrance door, corbel arch with scrolled brackets, deep skirting, decorative coving, radiator with thermostatic valve, room thermostat, BT telephone point and boxing housing electricity meter/fuses.

Living Room 15' 4" x 12' 10" (4.67m x 3.91m) (max into bay)

Bay window to front aspect, fireplace with open fire, decorative tiles & rosewood surround, deep skirting, decorative coving and radiator with thermostatic valve.

Dining Room 13' 5" x 11' 7" (4.09m x 3.53m) (max into bay)

Bay window to rear aspect, fireplace with gas fire & decorative surround, deep skirting and radiator with thermostatic valve.

Breakfast Room 13' 6" x 8' 6" (4.11m x 2.59m)

With coving and radiator with thermostatic valve.

Kitchen 9' 2" x 8' 5" (2.79m x 2.57m)

With fitted wall & base units, fitted worksurfaces, 1½ bowl stainless steel sink with drainer & monobloc tap, point & space for a freestanding gas cooker with extractor above, plumbing & space for a washing machine, tiled surrounds, vinyl flooring, wall mounted gas boiler, UPVC & double glazed door to garden.

Ground Floor Shower Room 5' 10" x 5' 5" (1.78m x 1.65m)

With low level WC, wall mounted hand basin, corner shower cubicle with thermostatic shower and glazed sliding doors, tiled wall sounds, tiled floor and radiator with thermostatic valve.

Stairs to First Floor Landing

With half landing and radiator with thermostatic valve.

Bedroom 1 15' 5" x 11' 7" (4.7m x 3.53m) (max into bay)

Bay window to front aspect and radiator with thermostatic valve.

Bedroom 2 12' 7" x 11' 7" (3.84m x 3.53m)

With cupboard in alcove, hatch to roof space and radiator with thermostatic valve.

Bedroom 3 14' 10" x 8' 7" (4.52m x 2.62m) (max)

With radiator with thermostatic valve.

Bedroom 4 8' 11" x 5' (2.72m x 1.52m)

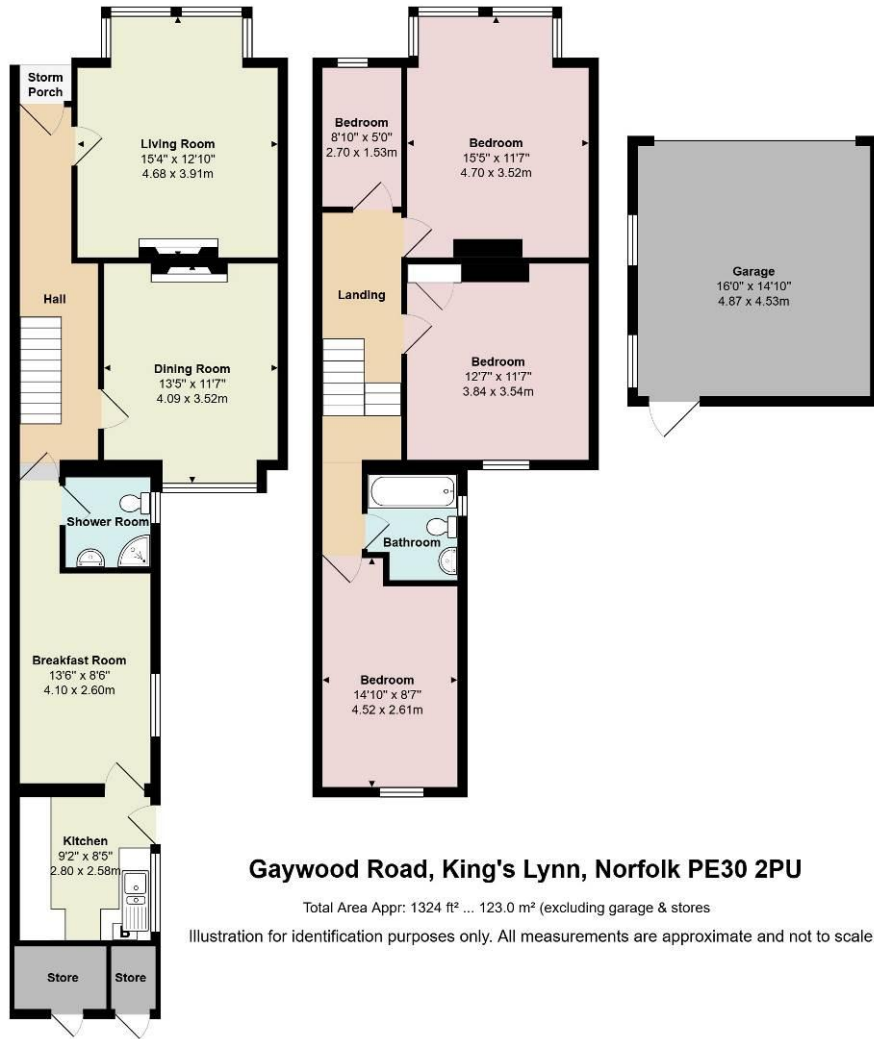
Small single with radiator with thermostatic valve.

Bathroom 6' 10" x 5' 9" (2.08m x 1.75m) (max)

With low level WC, pedestal hand basin, panelled bath with electric shower over, tiled walls, vinyl flooring and radiator.

Outside

The front garden of the property consists of hedging to the front giving screening from the road, lawned area along with various planting including established hydrangea. A paved pathway leads to the front door and around the side to the rear garden. The rear garden is fully laid to paving for ease of maintenance. At the bottom of the garden is a detached, sectional **Garage 16' x 14' 10" (4.88m x 4.52m)** with up & over door and personnel door. There are 2 attached outdoor coal /log stores. Vehicular access to the garage is via the driftway running along the rear.



Gaywood Road, King's Lynn, Norfolk PE30 2PU

Total Area Appr: 1324 ft² ... 123.0 m² (excluding garage & stores)

Illustration for identification purposes only. All measurements are approximate and not to scale.



Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "C" with a current annual charge of £2,137.28, 2026/2027.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.



IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

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