





Lynn Road, Gayton, King's Lynn, PE32 1QJ

welcome to

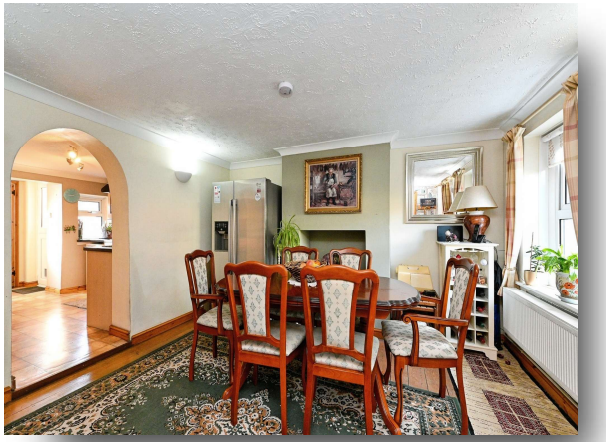
Lynn Road, Gayton, King's Lynn

Located in the popular village of Gayton which has a village shop, primary school, public house and an active village hall is this well presented three bedroom mid terrace cottage. Viewing highly recommended.













Double Glazed Entrance Door To Dining Room
Exposed timber floor, double glazed window, radiator, archway to:-

Kitchen
Range of base and wall units, roll edge work top, inset sink with mixer tap over, built-in oven, electric hob, extractor over, space for slim-line dishwasher, stairs to first floor, double glazed window

Rear Lobby
Cupboard housing oil boiler, stable door to rear

Utility/ Cloakroom
Space and plumbing for washing machine and dryer, radiator, low level WC, double glazed window, wash hand basin

Lounge
Two double glazed windows, three radiators, fireplace with inset wood burner, double glazed patio doors to rear

First Floor Landing
Radiator

Bedroom One
Double glazed window, radiator

Bedroom Two
Double glazed window, radiator

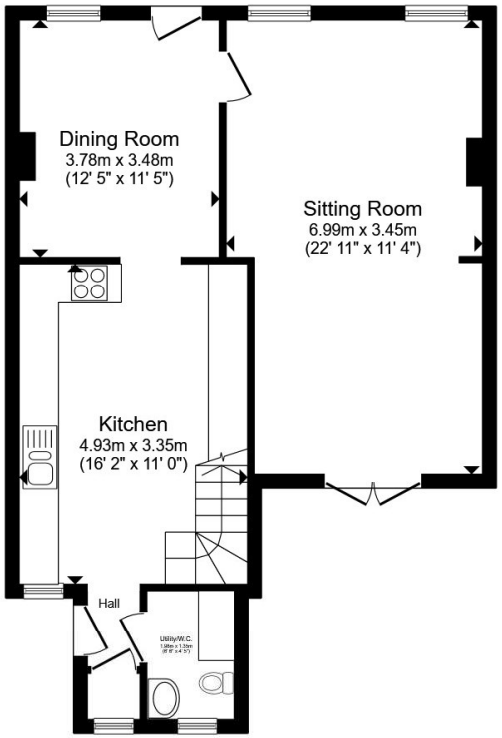
Bedroom Three
Airing cupboard housing hot water tank, double glazed window, radiator

Bathroom
Shower cubicle, bath, low level WC, wash hand basin, double glazed window, heated towel rail

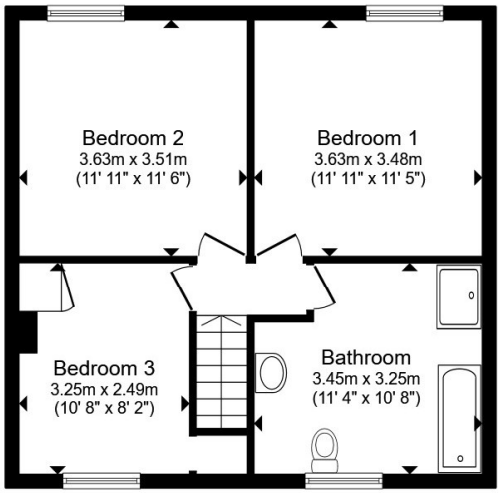
Outside
Enclosed garden to the front. The rear garden is a good size and laid mainly to lawn with mature shrubs and plant, a patio area, garden shed and chicken coop.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Heating to the property is served by oil central heating. Please contact the branch for more information if required.



Ground Floor



First Floor

Total floor area 109.9 m² (1,183 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

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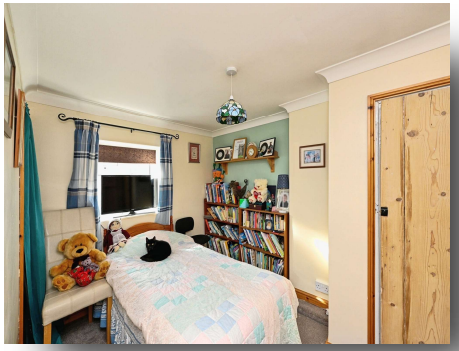
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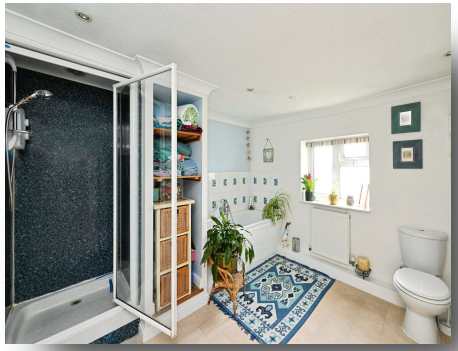
- Popular Village of Gayton
- Mid Terrace Cottage
- Three Bedrooms
- Two Reception Rooms
- Utility/Cloakroom

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

offers in excess of

£280,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KLN120312 - 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.

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