



**Field Lane, Gaywood, King's Lynn, PE30 4AX**

**welcome to**

**Field Lane, Gaywood, King's Lynn**

Conveniently located close to local amenities of Gaywood is this well presented two bedroom semi detached house which is being offered with no onward chain.

AGENTS NOTE Only suitable for a cash buyer.



## Entrance Door To:-

### Lounge

11' 2" x 11' 1" into recess ( 3.40m x 3.38m into recess )  
Double glazed window, gas fire, radiator, recess shelving, door to:-

### Dining Room

11' x 12' into recess ( 3.35m x 3.66m into recess )  
Storage cupboard, stairs to first floor, radiator

### Kitchen

20' x 6' 9" ( 6.10m x 2.06m )  
Double glazed window, radiator, base units, space for cooker, and fridge freezer, ceiling beams, double glazed door to rear

### Utility

7' x 8' ( 2.13m x 2.44m )  
Double glazed window, space and plumbing for washing machine and dryer, loft access, radiator

### Wetroom

8' 2" x 5' ( 2.49m x 1.52m )  
Mains shower, low level WC, wash hand basin with cupboards below, double glazed window, heated towel rail

## First Floor

### Bedroom One

11' 4" x 11' ( 3.45m x 3.35m )  
Double glazed window, radiator, built-in cupboards

### Bedroom Two

11' 3" x 9' 6" ( 3.43m x 2.90m )  
Double glazed window, radiator, loft access

## Outside

Beautifully maintained gardens to the front, side and rear which has been laid mainly to lawn with mature shrubs and plants, double gates allowing for off road parking should you wish.

## Agents Note

Only suitable for a cash buyer

## Important Notice

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

## Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which

the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

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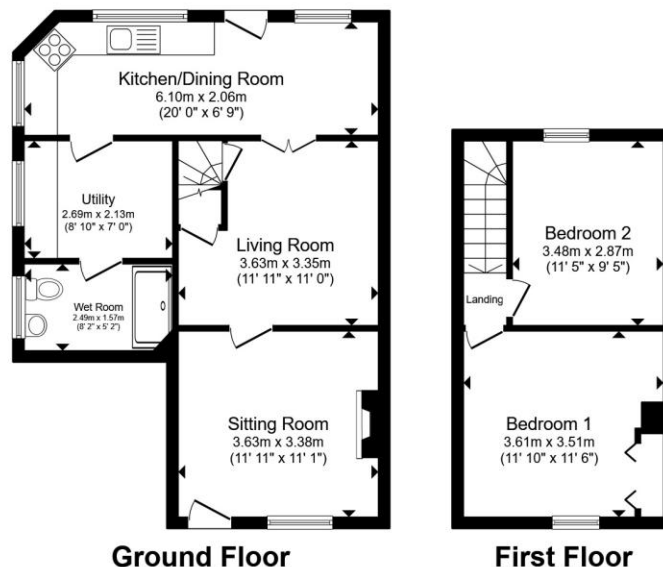
## Field Lane, Gaywood, King's Lynn

- Popular Area of Gaywood
- Semi Detached House
- Two Bedrooms
- Two Reception Rooms
- 20ft Kitchen

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

guide price

**£130,000**



Total floor area 73.9 m<sup>2</sup> (796 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN119862 - 0005

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