



**Wootton Road, Gaywood, King's Lynn, PE30 4DJ**

**welcome to**

**Wootton Road, Gaywood, King's Lynn**

Idea first time buy or investment opportunity with this sprawling two/three bedroom maisonette with a private garden and detached double garage located close to local amenities and is being offered with no onward chain.



### **Entrance Door To:-**

### **Entrance Hall**

Radiator, stairs to first floor

### **Bedroom/ Reception Room**

12' 11" x 10' 4" ( 3.94m x 3.15m )

Storage cupboard, door and stairs to rear exit and to:-

### **Garden Room**

9' 2" x 6' 1" ( 2.79m x 1.85m )

Radiator, wall mounted gas boiler, double glazed door to rear

### **Lounge**

17' 3" into bay x 12' 11" ( 5.26m into bay x 3.94m )

Double glazed box window, two radiators, door to:-

### **Landing**

Double glazed window, radiator, stairs to second floor

### **Dining Room**

15' 7" into bay x 12' 11" ( 4.75m into bay x 3.94m )

Two double glazed windows, two radiators, gas fire, fitted recess shelving

### **Kitchen**

12' 11" x 9' 10" max ( 3.94m x 3.00m max )

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, electric hob, extractor over, wood effect laminate floor, double glazed window, radiator

### **Bathroom**

14' 11" max x 7' 9" max ( 4.55m max x 2.36m max )

Bath, shower cubicle, low level WC, wash hand basin

### **2nd Floor**

### **Attic Room/ Bedroom**

22' 2" x 18' 10" ( 6.76m x 5.74m )

Double glazed window, two radiators, part restricted headroom

### **Attic Room/ Bedroom**

20' 11" max x 16' max ( 6.38m max x 4.88m max )

Double glazed window, radiator, storage cupboard

### **Outside**

There is an enclosed rear garden laid mainly to lawn with mature shrubs and plants and small trees and leads to a detached double garage with double gates

### **Agents Note**

Private Right of Way to the rear and side for garden access. Gas fire will be removed and capped off.



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## Wootton Road, Gaywood, King's Lynn

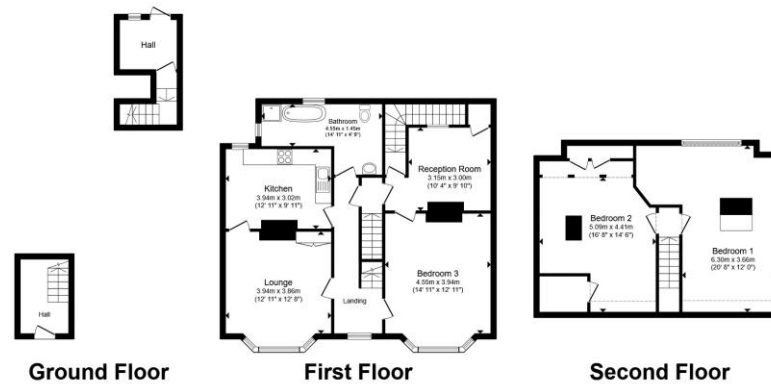
- No Onward Chain
- Three Storey Maisonette
- Two/Three Bedrooms
- Dining Room
- Garden Room

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 15.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 26 Jan 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 151.6 m<sup>2</sup> (1,632 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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offers in the region of  
**£220,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN119999 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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