

DIRECTIONS

SAT NAV: PE30 3PS

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

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."

This disclaimer must go on to all probate properties – new and existing:



39 Gaywood Road King's Lynn PE30 2PS

FIVE / SIX BEDROOM HOUSE OF MULTIPLE OCCUPANCY

King's Lynn

£260,000 Freehold

Telephone: 0800 6546 333

www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



- KITCHEN**
Range of base, wall and drawer units with worktop over. Space for washing machine. Integrated oven with hob and extractor fan over. Tiled floor. Wall mounted boiler. 18'3 x 10'1 (5.56m x 3.07m)
- SHOWER ROOM**
8'11 x 4'4 (2.72m x 1.32m)
- BEDROOM ONE**
Licensed HMO Bedroom 16'11 x 13'09 (5.16m x 4.19m)
- BEDROOM TWO**
Licensed HMO Bedroom 15'03 x 13'11 (4.65m x 4.24m)
- BEDROOM THREE**
Licensed HMO Bedroom 15'01 x 14'05 (4.60m x 4.39m)
- BEDROOM FOUR**
Licensed HMO Bedroom 155 x 11'11 (4.70m x 3.63m)
- BEDROOM FIVE**
Licensed HMO Bedroom 11'10 x 10'1 (3.61m x 3.07m)
- BEDROOM SIX / STUDY**
Not licensed as a HMO Bedroom currently due to size - This could be reassessed with modifications. 8'11 x 8'0 (2.72m x 2.44m)
- BATHROOM**
6'0 x 5'11 (1.83m x 1.80m)

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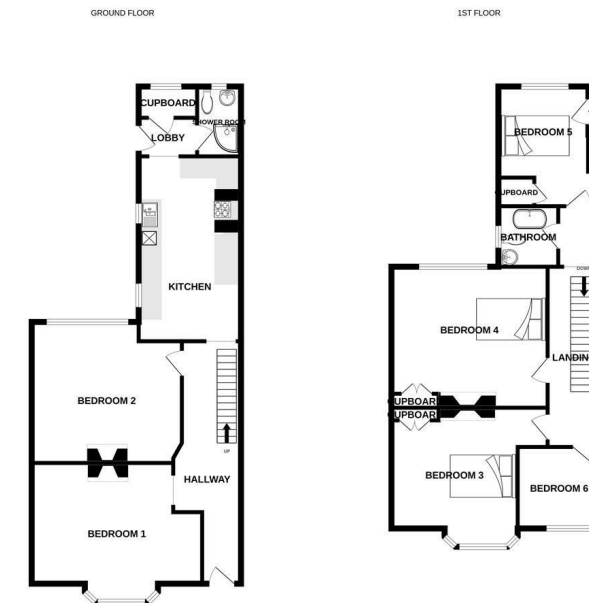
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An excellent opportunity to acquire a well-performing licensed House in Multiple Occupation (HMO), currently generates a strong and consistent rental income, please contact the office for further details on these figures. The property comprises six bedrooms, currently configured to accommodate five licensed letting rooms in line with HMO regulations, with the sixth room slightly below the required size threshold. The property further benefits from a functional kitchen on the ground floor, a convenient downstairs shower room, and an additional bathroom located on the upper floor, providing practical facilities for tenants. The property is presently occupied by four tenants, three of who have expressed a desire to remain, providing immediate rental stability. One room is due to become available at the end of April, offering scope for a new tenancy and potential to optimize income. Situated in a popular and convenient location, this asset presents a compelling investment for both experienced landlords and those looking to expand their portfolio, benefiting from established occupancy, proven returns, and future growth potential. Early viewing is highly recommended to fully appreciate the investment potential on offer.



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, sizes and any other such information will be approximate and no responsibility is taken for any error or omission in the information. This plan is for illustrative purposes only and should be used in conjunction with the actual property. The images are for general information only and do not constitute an offer or solicitation. Made with Metreplan (2020)

