



## 25 Edinburgh Avenue | Gaywood | King's Lynn



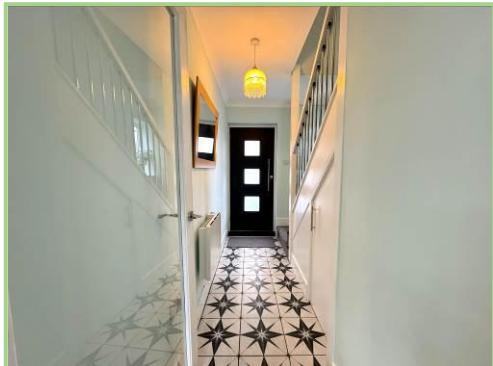
The recently renovated 3 bedroom semi-detached house positioned most conveniently for access to local schools, Gaywood amenities and QEH.

*New Kitchen, Bathroom, Decoration & Flooring.*

*Ample Off-Road Parking*

**Purchase Price £235,000**

Folio: E/206ts





- **Entrance Hall**
- **Living Room**
- **Breakfast Kitchen**
- **Utility Room & Downstairs WC**
- **Rear Lobby & Store**



- **Stairs To First Floor Landing**
- **3 Bedrooms**
- **Bathroom**
- **Rear Garden with Greenhouse & Shed**
- **Brickweave Driveway to Front**

**Gaywood** is a popular residential location situated only a 5 minute drive from King's Lynn town centre. The area is well stocked with a variety of local amenities including supermarkets, butchers, pharmacy and doctors surgery and is only a short distance from the Queen Elizabeth Hospital. Gaywood Primary, St Marthas Primary and Springwood High School with Sixth Form are all within a couple of minutes walk. Further shopping amenities can be found in King's Lynn town centre along with various eateries and cafes on one of the towns historic market squares or delightful quayside. There are good transport links with the nearby cities of Norwich & Peterborough both accessible within 1 hour via the A47, A10 to Ely & Cambridge along with the major advantage of a mainline railway providing direct routes to London Kings Cross. The renowned North Norfolk coastline with its broad sandy beaches is also only a short drive away on the A149 coast road via Royal Sandringham. Having recently been renovated, **25 Edinburgh Avenue** is a very well presented 3 bedroom semi-detached house well positioned on a popular estate close to local schools. As part of renovations, the Vendors have fully re-plastered and decorated the property, had new flooring fitted throughout and upgraded the kitchen & bathroom with modern, contemporary fixtures. Externally, a brickweave driveway has been laid across the front affording ample off road parking with the rear garden also benefitting from a brickweave patio area, ideal for alfresco dining. Considered ideal for first time buyers and investors, viewing is highly recommended.

### Entrance Hall

With composite door, UPVC double glazed window, electric radiator, cupboard housing consumer unit & electric meter, tiled floor, stairs to first floor landing with banister & chrome spindles, understairs cupboard, skirting, coving and skinned ceiling.

### Living Room 12' 8" x 10' 11" (3.86m x 3.33m) (max)

With UPVC double glazed window, fireplace with multifuel burner & marble surround, BT telephone point, skirting, coving and skinned ceiling.

### Breakfast Kitchen 15' 10" x 8' 7" (4.83m x 2.62m)

With contemporary fitted wall & base units, fitted worktops, stainless steel sink with drainer & monobloc tap, point & space for a freestanding electric cooker with extractor above & stainless steel splashback, point & space for a dishwasher, space for an American fridge/freezer, tiled surrounds, 2x UPVC double glazed windows, skirting, coving and skinned ceiling with inset spotlights.

### Utility Room 7' x 5' 1" (2.13m x 1.55m)

With contemporary fitted wall & base units, fitted worktops, point & space for a washing machine, space for a tumble dryer, UPVC doors to front & lean-to conservatory, cupboard, skirting, coving and skinned ceiling with inset spotlights.

### Downstairs WC

With low level WC, wall mounted hand basin with splashback, tiled floor, UPVC double glazed window, skirting, coving and skinned ceiling with inset spotlight.

### Rear Lobby 11' 7" x 8' 11" (3.53m x 2.72m) (max)

Timer frame with polycarbonate roof sheets. With tiled floor, UPVC double glazed door to the garden and door to Store.

### Store 8' 1" x 6' 1" (2.46m x 1.85m)

With power and lighting.

### Stairs to First Floor Landing

With UPVC double glazed window, loft hatch, skirting, coving and skinned ceiling. Airing cupboard housing hot water cylinder with immersion & shelving, loft hatch.

### Bedroom 1 10' 6" x 10' 4" (3.2m x 3.15m) (max)

With UPVC double glazed window, built in wardrobe with sliding mirrored doors, electric radiator, skirting, coving and skinned ceiling.

### Bedroom 2 9' 3" x 9' 3" (2.82m x 2.82m)

With UPVC double glazed window, built in cupboards, electric radiator, skirting, coving and skinned ceiling.

### Bedroom 3 8' 1" x 6' 3" (2.46m x 1.91m) (max)

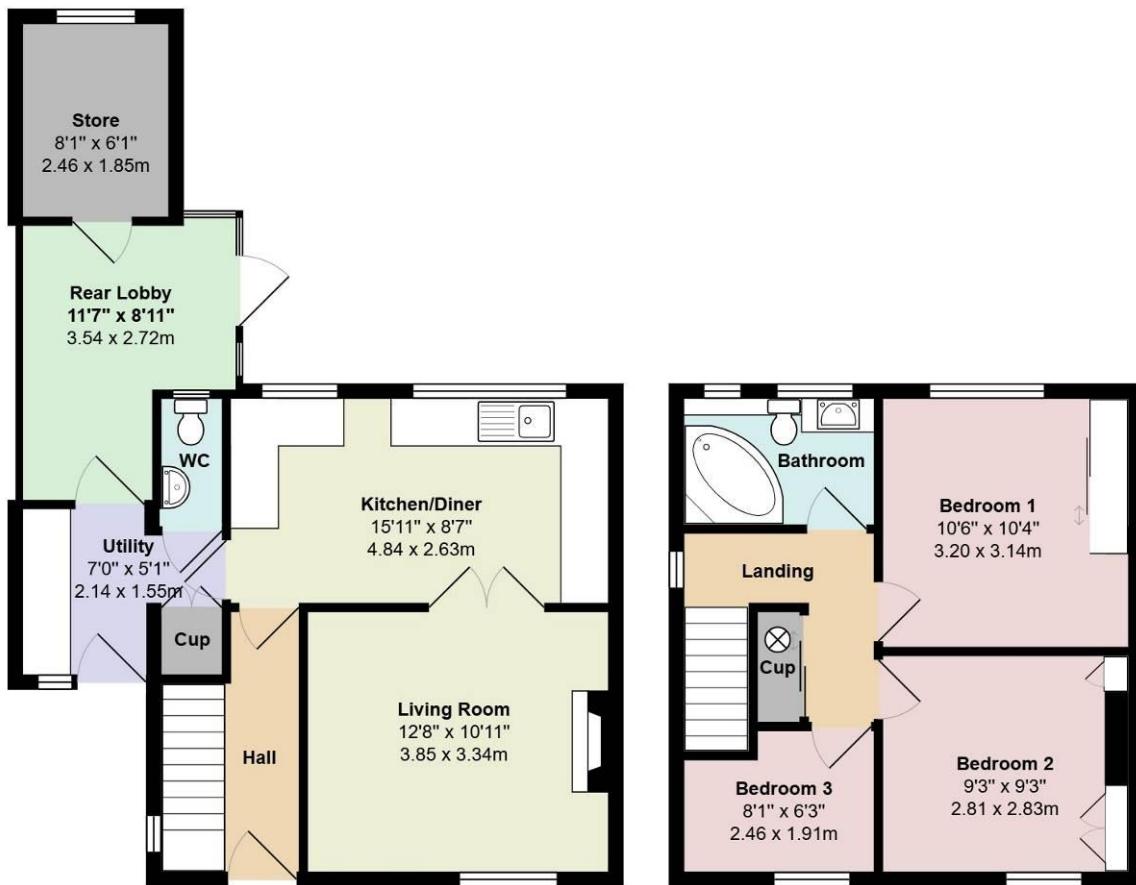
With UPVC double glazed window, skirting, coving and skinned ceiling.

### Bathroom 8' 1" x 5' 4" (2.46m x 1.63m)

With low level WC with hidden cistern, vanity unit with hand basin & mixer tap, panelled corner bath with mixer taps & thermostatic shower above, shower curtain rail, laminate wall boarding, electric towel radiator, electric underfloor heating, 2x UPVC double glazed windows, tiled floor, coving and inset ceiling spotlights.

### Outside

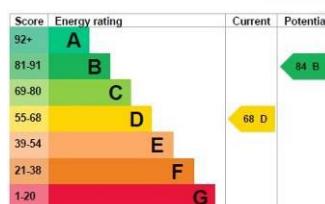
Across the front of the property there is a brickweave driveway with dropped kerb affording off road parking. To the rear, the garden is low maintenance being laid to lawn and gravel with brickweave patio. There is a bespoke greenhouse to the rear of the store and a timber shed.



## Edinburgh Avenue, Gaywood, King's Lynn, Norfolk PE30 4DG

Total Area Approx: 883 ft<sup>2</sup> ... 82.1 m<sup>2</sup> (excluding store)

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** Mains water, electricity & drainage 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 "A" with a current annual charge of £1,529.56, 2025/2026.

**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 misstatement 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.

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