

**LANDLES**



**80 Gaywood Road | Gaywood | King's Lynn**



**The mid-terrace 3 bedroom house set over three floors with garden & outhouse. Centrally positioned on Gaywood Road close to local amenities, schools, college and town centre.**  
*Now presenting an ideal opportunity to update with No Onward Chain.*

**Purchase Price £160,000**

Folio: G/430ss

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- Entrance Hall
- Living Room
- Dining Room
- Kitchen & Pantry
- 3 Bedrooms



- Bathroom
- Front & Rear Gardens
- Outhouse Storage
- Gas Fired Rad CH
- No Onward Chain

**Gaywood Road**, situated between King's Lynn town centre and Gaywood, is a most convenient residential location. All amenities and transport facilities are positioned within a short 5-10 minute walk away as are the local primary & secondary schools and College of West Anglia, directly behind. **80 Gaywood Road** is a period 3 bedroom mid-terrace house which provides living accommodation over three floors. Having been in the same ownership for many years, the property now presents an ideal opportunity to update and is considered ideal for first time buyers. There are front & rear gardens with a useful side passage, gas fired radiator central heating and majority of the windows are double glazed. **King's Lynn** is an historic market town nestled in West Norfolk on the banks of the River Great Ouse and the Wash. The town provides residents with an array of amenities both in the town centre and nearby Hardwick Retail Park, along with various transport links including mainline railway to London Kings Cross via Ely & Cambridge and A47 trunk road to Norwich & Peterborough. The renowned Norfolk coastline is a short drive away via the A149 coast road, as is Royal Sandringham with acres of delightful park and woodland.

#### Entrance Hall

With wood & glazed front entrance door, radiator, room thermostat and understairs cupboard.

#### Living Room

14' 5" x 10' 7" (4.39m x 3.23m) (max into bay)

With bay window to front, fireplace with gas fire, BT telephone point and radiator with thermostat.

#### Dining Room

10' 6" x 10' 2" (3.2m x 3.1m)

With fireplace with gas fire and radiator with thermostat.

#### Kitchen

11' 4" x 7' (3.45m x 2.13m)

With fitted wall unit with sliding doors, fitted worktop, base unit with tiled top, stainless steel sink with drainer, point & space for an electric cooker, point & space for a washing machine, tiled floor, tiled surrounds, radiator with thermostat and wood & glazed door to rear lobby.

**Pantry Cupboard** – with wall mounted gas boiler and shelving.

#### Rear Lobby

6' 5" x 5' 1" (1.96m x 1.55m)

Wood & glazed door to rear garden.

#### Stairs to First Floor Landing

Radiator with thermostat.

#### Bedroom 1

14' 4" x 12' 4" (4.37m x 3.76m)

With 2x storage cupboards and radiator with thermostat.

#### Bedroom 2

10' 4" x 10' 2" (3.15m x 3.1m)

#### Bathroom

With low level WC, pedestal hand basin, panelled bath, tiled surrounds, radiator with thermostat and electric wall heater.

#### Stairs to Second Floor Landing

With door to large storage cupboard.

#### Bedroom 3

10' 11" x 10' 3" (3.33m x 3.12m)

With fitted cupboard.

#### Outside

Accessed from Gaywood Road via a gated picket fence, the front garden is laid to gravel with some planting. There is a useful gated side passage shared with the neighbouring property providing access to the low maintenance rear garden. There are various outhouses providing plenty of storage.

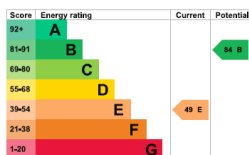




TOTAL APPROX FLOOR AREA OF HOUSE 1043.99 SQ.FT. (96.99 SQ. M.)

**80 Gaywood Road, Gaywood, King's Lynn, PE30 2PT**

Illustration for identification purposes only, measurements are approximate, not to scale.



**Title** We are advised that the property is not currently registered at Land Registry. Our Clients / Clients legal advisors are in possession of Title Deeds.

**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** All mains services 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 £1,459.27, 2024/2025.

**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 mis-statement 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.

**LANDLES**

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