



SUPPORTED BY

rightmove
find your happy

PROPERTY
ACADEMY
PROFESSIONAL • INSPIRE • GROW • INNOVATE



COMMERCIAL PROPERTY SURVEYORS & VALUERS
BUILDING & PARTY WALL SURVEYORS
ARCHITECTURAL DESIGNERS
ESTATE AGENTS

01553 768187

27 Rosebery Avenue, Gaywood, King's Lynn, PE30 4AA

DRAFT DETAILS

22796



- * Detached House * Three Bedrooms * Two Reception Rooms *
- * Popular Location * No Onward Chain * Front and Rear Gardens *

£260,000



ESTATE AGENTS

17 High Street, King's Lynn, Norfolk PE30 1BP | Tel: 01553 768187 | Fax: 01553 767971

Russen & Turner is the trading name of Russen and Turner Ltd
A company registered in England & Wales. Company No. 4899005
Registered Office: 11 King Street, King's Lynn, Norfolk PE30 1ET

BRIEF DESCRIPTION:

Russen & Turner are delighted to offer to the market this three bedroom, detached house set just off of Wootton Road.

Offered to the market with no onward chain this property offers a good level of flexible accommodation along with an abundance of character. With original flooring, doors and feature fireplaces the property offers accommodation which briefly compromises; Entrance hallway with cloakroom/pantry and stairs to the first floor. The dual aspect living room has a fireplace, as does the dining room which also offers a door that opens into the rear garden. Downstairs you will also find the kitchen with fitted units, gas hob and electric oven and door that opens into the private rear garden.

To the first floor the dual aspect landing leads you into the three well-proportioned bedrooms and family bathroom. Bedrooms one and two both have feature fireplaces, the second bedroom also has storage space with folding doors. Upstairs you will also find the family bathroom and separate W.C.

To the front of the property is a mature, well maintained garden. Laid mainly to lawn with flower beds, borders and mature trees this front garden offers an ideal space to relax and unwind in private. The rear garden offers yet more privacy and is again laid to lawn, with a private seating area under a tree, and a patio area off the back of the home. The single garage can be accessed from the garden as well as from a private lane, there is space to park a car, off-road, in front of the garage.

Council Tax Band: D.

EPC RATING: E

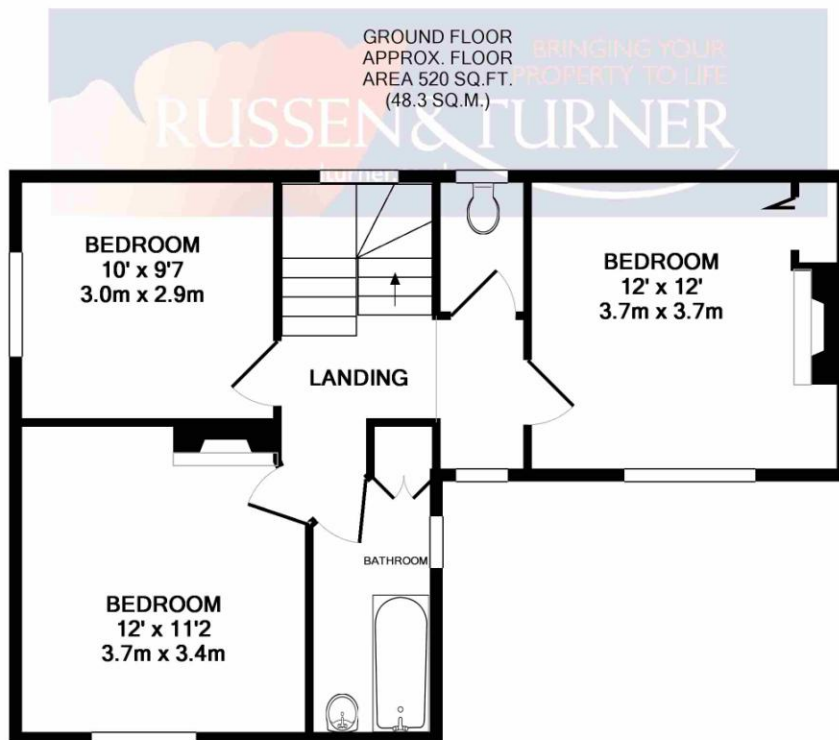
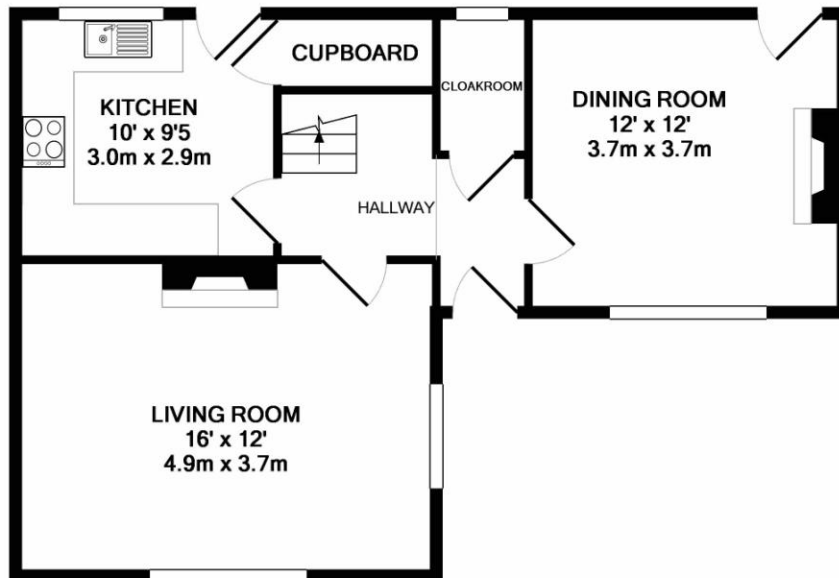
LOCATION:

King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under conservation area and there are many listed buildings (please be aware of this). The town is situated approximately 45 miles from Norwich City centre, approximately 105 miles from London and approximately 16 miles from the coastal town of Hunstanton.

HOW WE CAN HELP:

If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.





1ST FLOOR
APPROX. FLOOR
AREA 520 SQ.FT.
(48.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1039 SQ.FT. (96.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of these particulars and the floorplan contained here, which are thought to be materially correct, though their accuracy is not guaranteed and they do not form any part of any contract, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. None of the appliances mentioned in the details have been tested and we cannot therefore guarantee their condition, operability or working order.

Plan made with Metropix ©2014

Please note that Russen & Turner are committed to following the guidelines set out by the EU's Second Money Laundering Directive which was laid out before parliament at the end of November 2003, the regulations apply from 1st of March 2004. This involves offences under the Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001) and the Proceeds of Crime Act 2002.

