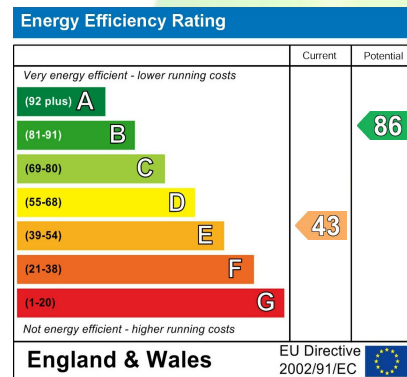
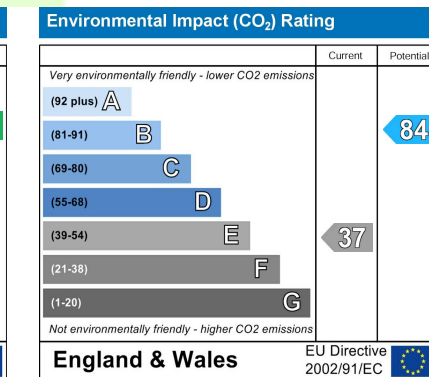


DIRECTIONS

From the Kings Lynn town centre proceed out along the A148 signposted Cromer. At the Tesco traffic lights, turn right into Queen Mary Road and right onto King John Avenue where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
England & Wales EU Directive 2002/91/EC		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.



84 King John Avenue Gaywood King's Lynn Norfolk PE30 4QA

THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE & DRIVEWAY

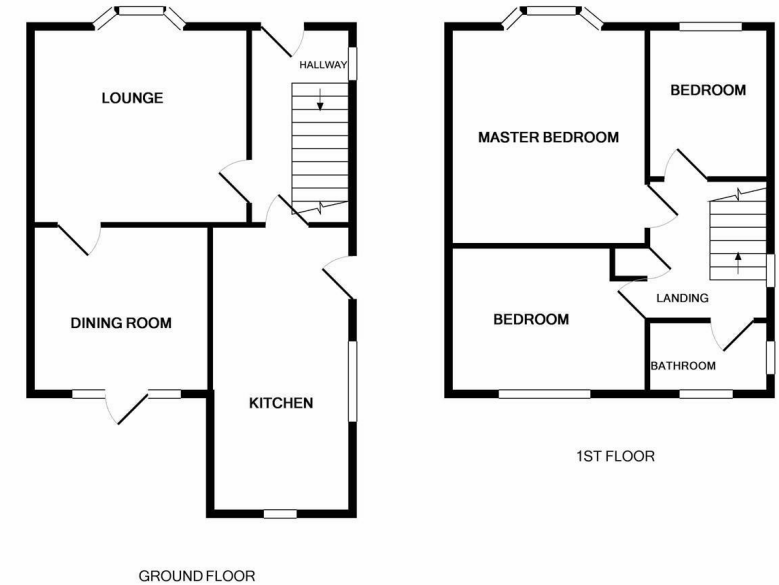
Gaywood

£219,950 Freehold



- HALLWAY** 11'5 x 6'0 (3.48m x 1.83m)
- LOUNGE** 12'11 into bay x 12'1 (3.94m into bay x 3.68m)
Electric fire. Radiator. Bay window to front aspect.
- DINING ROOM** 10'5 x 9'10 (3.18m x 3.00m)
Double radiator. uPVC door to rear garden.
- KITCHEN** 16'9 x 8'3 (5.11m x 2.51m)
Base and drawer units. Space for washing machine. Electric oven and hob. Radiator. Window to rear aspect.
- LANDING** 13'2 into bay x 11'3 (4.01m into bay x 3.43m)
Storage cupboard. Loft access. Window to side access.
- BEDROOM 1** 12'3 max x 10'5 (3.73m max x 3.18m)
Double radiator. Bay window to front aspect.
- BEDROOM 2** 7'9 x 6'11 (2.36m x 2.11m)
Radiator. Window to rear aspect.
- BEDROOM 3** 7'11 x 5'10 (2.41m x 1.78m)
Three piece suite comprising bath with shower tapes, wash hand basin and w.c. Heated towel rail. Windows to side and rear aspects.
- BATHROOM** 7'9 x 6'11 (2.36m x 2.11m)
Three piece suite comprising bath with shower tapes, wash hand basin and w.c. Heated towel rail. Windows to side and rear aspects.
- SINGLE GARAGE**
- FRONT GARDEN** Laid to lawn with shrubs and driveway.
- REAR GARDEN** Mainly laid to lawn with patio and decorative gravel.

We are delighted to offer this three bedroom semi detached house with single garage and driveway. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, lounge, dining room and kitchen on the ground floor with three bedrooms and bathroom on the first floor. Front garden is laid to lawn with shrubs and driveway. Rear garden mainly laid to lawn patio and decorative gravel.



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



