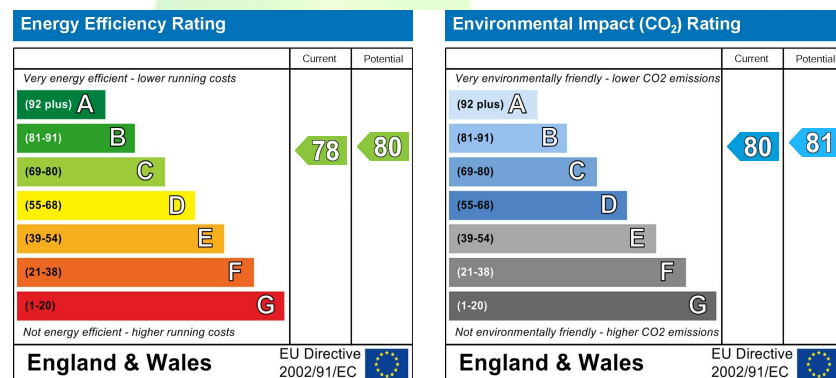


DIRECTIONS

From our Kings Lynn office leave the Tuesday Market Place on Saint Nicholas Street, turn right onto Chapel Street then left onto Austin Street; at the junction turn right. Remain in the left hand lane until arriving on Wootton Road (A148) continue along turn right onto Dairy Way, then left onto Riverview Way where the property can be found easily identified by our For Sale board.



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.



29 Riverview Way Gaywood King's Lynn Norfolk PE30 4WF

WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE & ONE ALLOCATED PARKING SPACE

Gaywood

£185,000 Freehold



HALLWAY Under stairs cupboard. Radiator.	
CLOAKROOM Two piece suite comprising wash hand basin and w.c. Extractor fan. Radiator.	4'9 x 3'4 (1.45m x 1.02m)
LOUNGE TV Point. Two radiators. Window to front aspect. French doors.	18'9 x 9'11 (5.72m x 3.02m)
KITCHEN/DINER Wall, base and drawer units, space for washing machine and tumble dryer. Windows to front and rear aspects.	17'7 x 11'4 (5.36m x 3.45m)
LANDING Loft access. Storage cupboard.	
MASTER BEDROOM Radiator. Window to front aspect.	12'11 x 10'0 (3.94m x 3.05m)
EN-SUITE SHOWER ROOM Three piece suite comprising shower, wash hand basin and w.c. Window to rear aspect. Radiator.	
BEDROOM 2 Radiator. Two windows to front aspect.	15'3 x 8'1 max (4.65m x 2.46m max)
BEDROOM 3 Radiator. Window to rear aspect.	11'4 max x 9'1 max (3.45m max x 2.77m max)
BATHROOM Three piece suite comprising bath, wash hand basin and w.c. Radiator. Window to rear aspect.	9'0 max x 6'2 (2.74m max x 1.88m)
FRONT GARDEN Laid to decorative slate.	
REAR GARDEN Low maintenance, enclosed, mainly laid to decking with pathway leading to garage.	
SINGLE GARAGE	

Brittons are delighted to offer this well presented three bedroom semi detached house with garage. The property benefits from gas fired central heating and uPVC double glazing. The accommodation is arranged over two floors comprising entrance hallway, cloakroom, lounge and kitchen/diner on the ground floor, master bedroom with en-suite shower room, two further bedrooms and family bathroom on the first floor. Outside the front is laid to decorative slate with the rear having a low maintenance enclosed rear garden mainly laid to decking with pathway leading to garage.



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 misstatement. 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 quality or efficiency can be given.
Made with Metropix 10/2/18



