

DIRECTIONS

From the Kings Lynn town centre proceed out towards the Gaywood shopping area. At the Gaywood clock traffic lights turn right onto Queen Mary Road, take the 2nd left on Bagge Road where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	64

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.



102 Bagge Road Gaywood King's Lynn Norfolk PE30 4NW

**FIVE BEDROOM SEMI DETACHED HOUSE
NO UPWARD CHAIN**

Gaywood

£190,000 Freehold



HALLWAY Cupboard. Radiator. Thermostat.	16'11 x 3'7 (5.16m x 1.09m)
LOUNGE/DINER TV Point. Telephone point. Two double radiators. Two windows.	26'8 x 11'11 (8.13m x 3.63m)
KITCHEN Wall, base and drawer units. Space for washing machine. Electric oven and gas hob. Storage cupboard. Window to rear aspect. Rear door.	10'11 x 9'3 (3.33m x 2.82m)
DOWNSTAIRS BATHROOM Four piece suite comprising double shower cubicle, bath, wash hand basin and w.c.	9'11 x 6'10 (3.02m x 2.08m)
LANDING	
BEDROOM 1 Storage cupboard. TV point. Telephone point. Radiator. Window to front aspect.	12'0 x 9'5 max (3.66m x 2.87m max)
BEDROOM 2 Airing cupboard. TV point. Telephone point. Radiator. Window to rear aspect.	10'11 x 10'2 (3.33m x 3.10m)
BEDROOM 3 TV point. Telephone point. Radiator. Window to rear aspect.	10'11 x 9'5 (3.33m x 2.87m)
BEDROOM 4 TV point. Radiator. Window to front aspect.	8'9 x 7'11 (2.67m x 2.41m)
BEDROOM 5 TV point. Radiator. Window to front aspect.	8'8 x 8'4 (2.64m x 2.54m)
FIRST FLOOR CLOAKROOM Two piece suite comprising wash hand basin and w.c. Extractor fan.	5'3 x 3'3 (1.60m x 0.99m)
FRONT GARDEN Mainly laid to lawn with pathway.	
REAR GARDEN Mainly laid to lawn with patio and concrete shed.	

We are delighted to offer this five bedroom semi detached house which benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, lounge/diner, kitchen and bathroom on the ground floor with five bedrooms and cloakroom on the first floor. The front garden is mainly laid to lawn with pathway. Rear garden mainly laid to lawn with patio and concrete shed. No Upward Chain.





