

# KINGS LYNN

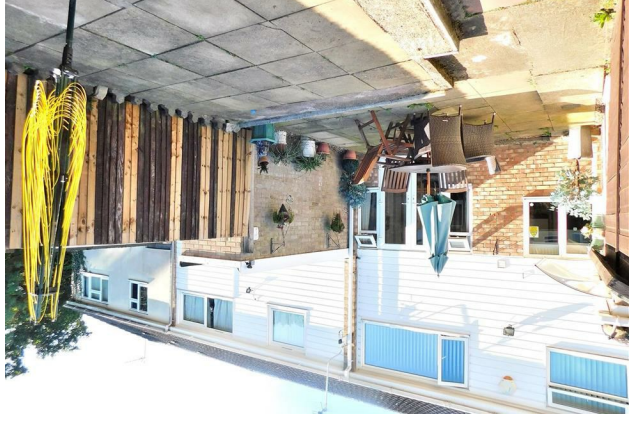
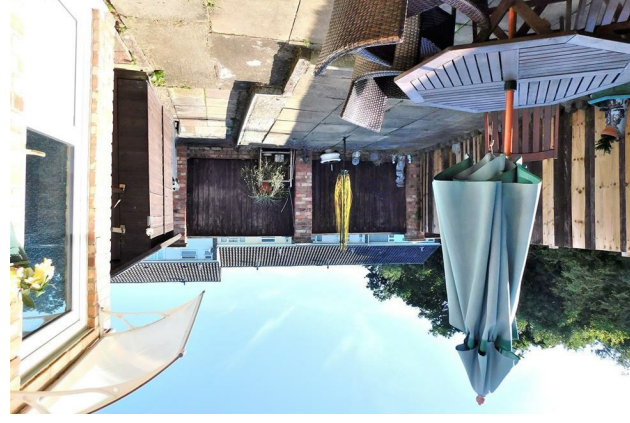
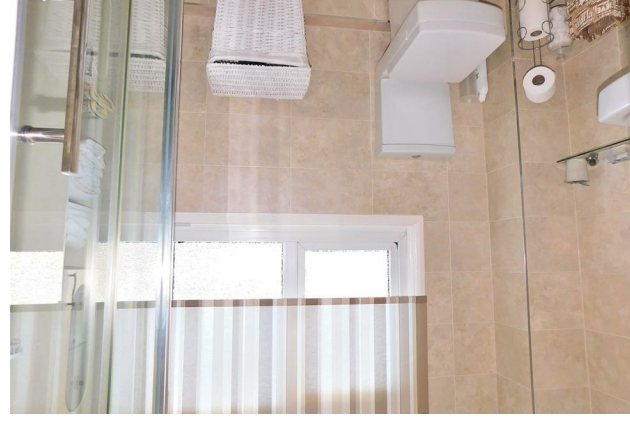
A mature mid-terraced house offering accommodation including:- Entrance Hall, Cloakroom, Living Room, Kitchen/Diner and Rear Entrance Hall to the ground floor, along with, Landing, Three Double Bedrooms and Shower Room to the first floor. The property which benefits from gas central heating and UPVC double glazing has a well maintained garden to the front, along with an enclosed low maintenance garden to the rear.

The property is situated in a popular estate within King's Lynn. The local area of Gaywood offers a good range of facilities and the large market town of Kings Lynn is easily accessible which offers a wider range of further facilities including Alive Leisure centre, swimming pool, shops, pubs, restaurants, the popular historic Quay area and the North Norfolk coast is approximately 30 minutes drive. King's Lynn also has the benefit of a main line rail link to Ely, Cambridge and London Kings Cross.

## 13 Woodside, Kings Lynn, Norfolk, PE30 4SD



**Price £145,000 Freehold**



## GROUND FLOOR

### STORM CANOPY WITH UPVC ENTRANCE DOOR TO:-

#### ENTRANCE HALL

Textured and coved ceiling, tiled floor, power points, telephone socket, single radiator, under stairs cupboard, stairs to first floor landing, doors to living room, kitchen/diner and cloakroom.

#### CLOAKROOM

5'4 x 4'5 max (1.63m x 1.35m max)

Textured ceiling, tiled floor. UPVC double glazed window to front, cupboard housing gas meter, sink set on a vanity unit with tiled splash backs and cupboard under, low level WC.

#### LIVING ROOM

13'7 max x 11'7 max (4.14m max x 3.53m max )

Textured and coved ceiling, power points, television point, double radiator, UPVC double glazed window to front, wall mounted electric fire

#### KITCHEN/DINER

19'11 max x 8'6 min (6.07m max x 2.59m min)

Textured and coved ceiling, tiled floor, power points, single radiator, UPVC double glazed window to rear, range of matching wall and base units with round edged work surfaces over, tiled splash backs, ceramic sink unit with single drainer and mixer tap over, plumbing provision for washing machine and dishwasher, built-in gas hob, built-in 'Hygena' gas oven, space for under counter fridge and freezer, double glazed double doors to rear garden, arch opening through to:-

#### REAR ENTRANCE HALL

11'9 x 3'11 max (3.58m x 1.19m max )

Textured and coved ceiling, tiled floor, single radiator, built-in storage cupboard, UPVC double glazed door to side.

## FIRST FLOOR

#### LANDING

Textured and coved ceiling, access to roof space, airing cupboard housing gas fired boiler supplying domestic hot water and radiators, doors to:-

#### BEDROOM 1

11'3 min x 10'7 (3.43m min x 3.23m)

Textured and coved ceiling, power points, television point, single radiator, UPVC double glazed window to rear, built-in wardrobe with sliding doors.

#### BEDROOM 2

11'8 max x 9'5 min (3.56m max x 2.87m min )

Textured ceiling, power points, television point, single radiator, UPVC double glazed window to front.

#### BEDROOM 3

9'2 x 9'0 (2.79m x 2.74m)

Textured ceiling, power points, television point, single radiator, UPVC double glazed window to rear.

#### SHOWER ROOM

7'11 max x 5'7 min (2.41m max x 1.70m min )

Textured and coved ceiling, wall extractor, full height ceramic wall tiling, chrome heated towel rail, tiled floor, UPVC double glazed window to front, corner shower cubicle with fitted system mixer shower with rainfall shower head, pedestal wash hand basin, low level WC.

## OUTSIDE

### FRONT

A well maintained garden laid to shingle with mature inset trees, concrete path leading to the front entrance door.

## REAR

A low maintenance garden laid to concrete patio and enclosed by fencing, there is a shingled border down the left hand side and a gate at the rear giving pedestrian access to the public footpath, garden shed.

## ADDITIONAL NOTES

### ENERGY RATING

EPC - E

### COUNCIL TAX

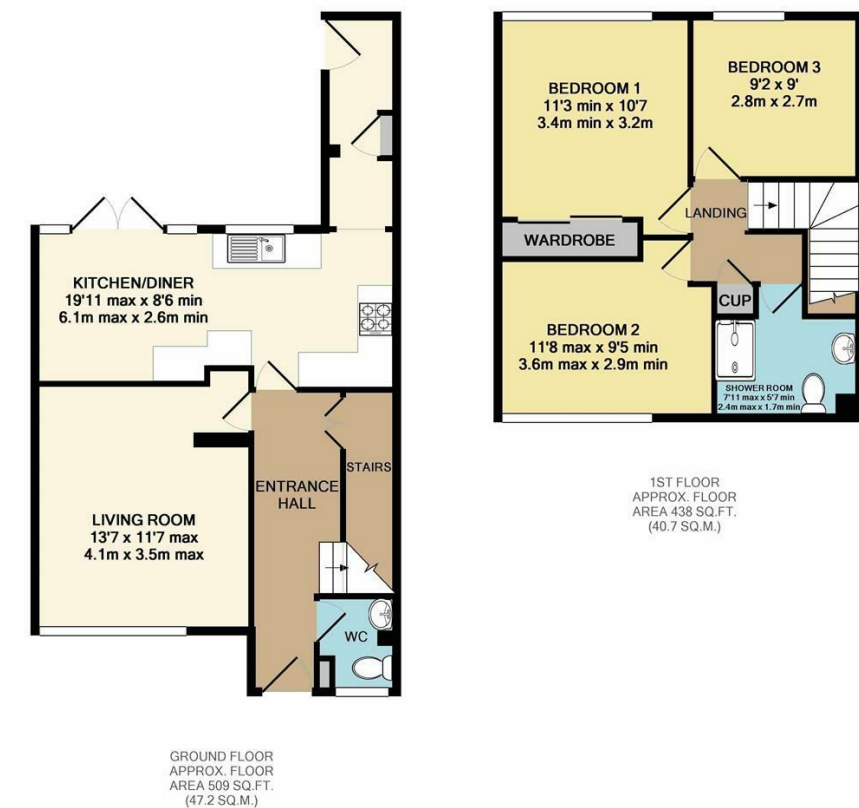
Council Tax Band - A - £1,191.98 for 2019/20

### SERVICES

We understand there is a main supply of gas, electricity, water and drainage installed to the property.

### DIRECTIONS

Leave our Kings Lynn office by heading down Railway Road and bear right at the bottom into Austin Street following the road round a right hand bend and then bearing left into Gaywood Road. On entering Gaywood keep in the right hand lane by the clock tower and turn right into Gayton Road. Continue past the Wildfowler Public House on your right and then take the next right into Winston Churchill Drive. Continue straight over the mini roundabout all the way down and at the next mini roundabout turn right to stay on Winston Churchill Drive. Follow the road round to the left and take the second right into Fernlea Road. Follow the road to the end and turn right into Swallowfield Road, continue a short distance and take the second left into Woodside and this will take you to the rear of the property.



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.  
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