



METHUEN AVENUE

Gaywood, Kings Lynn, Norfolk, PE30 4BN

BROWN & CO

DESCRIPTION

Brown & Co are delighted to offer an exceptional mid-terrace property in Kings Lynn close to many amenities and local junior and high schooling. The house which is situated in a popular location just off Wootton Road should be viewed first hand to gain a full appreciation of. The property is also only 1.3 miles from the town centre of Kings Lynn which a vast array of shopping and mainline station to Ely, Cambridge and London.

The house comprises; a front garden which is pleasantly landscaped, reception hallway and access to a sitting room which has been made open plan to the dining room and having double doors to the garden making the house perfect for a family. The kitchen has also been extended and is fitted with modern units and worktop giving access a rear hall with utility area, downstairs WC and door to the rear garden.

Upstairs there are three bedrooms and family bathroom. The rear garden has

lawn and patio terrace. There is also a track along the back of the houses allowing vehicular loading and unloading with some the house creating parking spaces in place of the garden if desired.

SERVICES

Services: Mains gas, water, electricity & drainage.

Gas central heating

Council Tax Band: A / EPC: TBC

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

VIEWINGS

Strictly by appointment through the sole selling agent Brown & Co. please contact the office on 01553 770771.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject

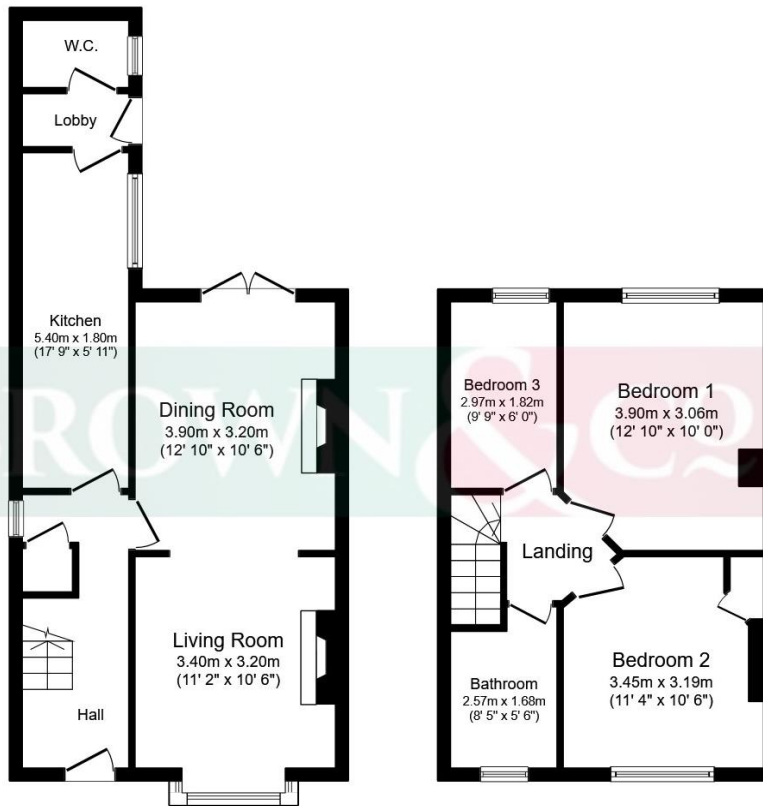
to contract) prior to solicitors being instructed.

SPECIFICATION:

- Three Bedrooms
- Mid-terraced house
- Popular town location
- Many local amenities nearby
- Close to town centre
- Quality school catchment area
- Pleasantly landscaped front garden
- Open plan living
- Perfect family home
- Extended kitchen
- Rear garden with lawn and patio







Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Brown & Co Powered by www.focalagent.com



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