



GAYWOOD ROAD
KINGS LYNN,
NORFOLK,
PE30 2PT

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DESCRIPTION

A mid terrace, two bedroom property in Kings Lynn within a short walk of local amenities, junior and high schools, College of West Anglia and mainline train station to Ely, Cambridge and London.

The property comprises open plan sitting room and dining room, kitchen and utility area on the ground floor. Upstairs there are two double bedrooms and a bathroom. Outside there is a front garden and rear south facing courtyard.

The house has been well maintained however would benefit from some updating in part and would make an ideal first time buy. Also historically these properties make a good choice for investors, our rental dept. has valued the house with an estimated monthly income of £550pcm which would yield a gross 4.71% at asking price.

Agents Note: Pedestrian Right of Way to rear courtyard through neighbouring property.

SERVICES

Services: Gas central heating, mains drainage and water
Council Tax Band: A

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

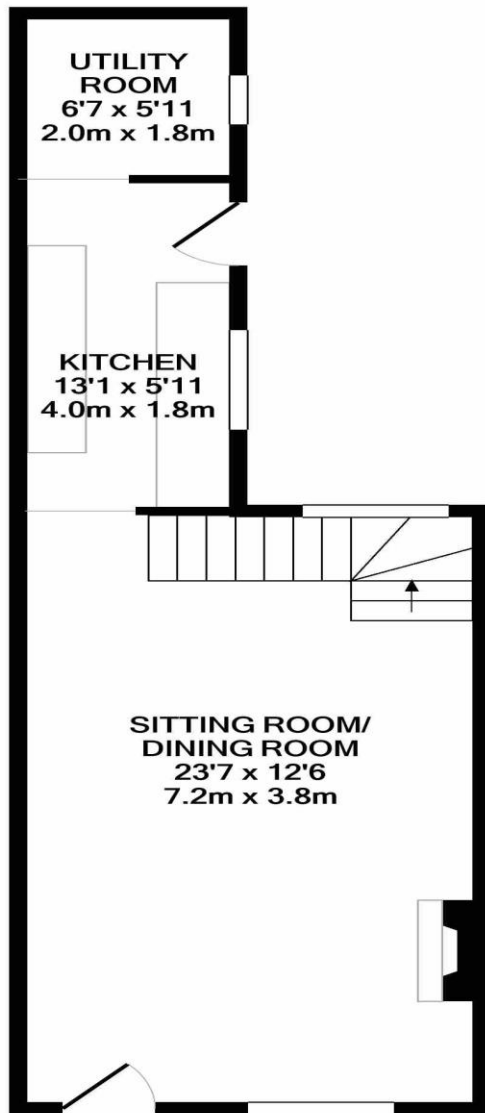
ANTI MONEY LAUNDERING LEGISLATION

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.

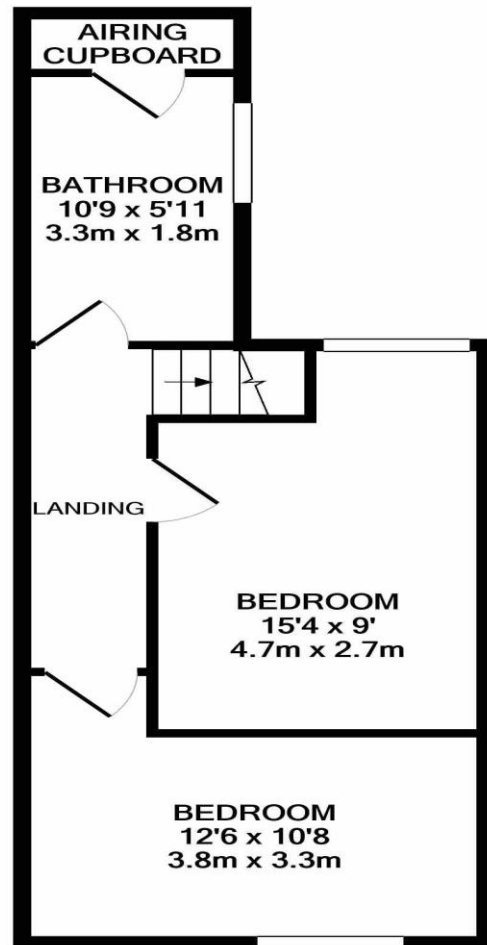


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GROUND FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 785 SQ.FT. (73.0 SQ.M.)

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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