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estate agents

Residential Sales... Residential Lettings... Commercial Sales... Commercial Lettings... Residential Sales... Residential Lettings...



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DIRECTIONS

From Kings Lynn town centre turn right onto John Kennedy Road, bear left onto the A148, keep in the left hand lane then bear left onto A148 Cromer. Travel along Gaywood Road where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) 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	
33			
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	

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.



63 Gaywood Road King's Lynn Norfolk PE30 2PS

FIVE BEDROOM MID TERRACED HOUSE WITH AMPLE PARKING

King's Lynn **£250,000 Freehold**



Telephone: 01553 692828
Email: sales@britttons.net

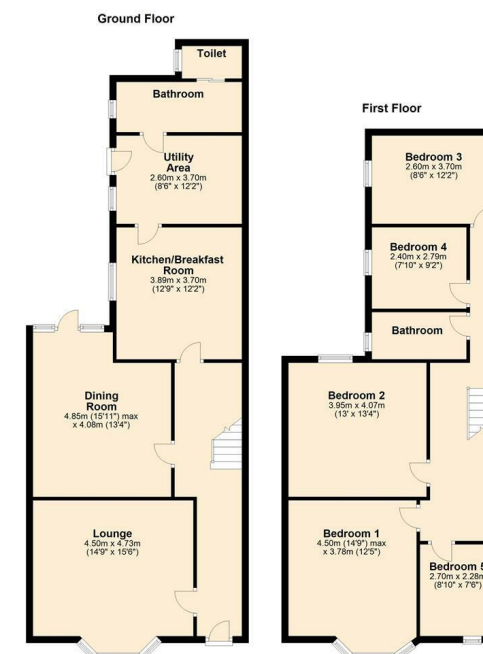
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- HALLWAY** 24'6" x 6'6" max (7.47m x 1.98m max)
Fitted carpet, under stairs cupboard, stairs to first floor, doors to lounge, dining room and kitchen.
- LOUNGE** 15'11" into bay x 15'4" (4.85m into bay x 4.67m)
Open fireplace, bay window to front aspect, fitted carpet.
- DINING ROOM** 16'8" max x 13'2" (5.08m max x 4.01m)
Open fireplace, wooden framed door allowing access to the rear garden, fitted carpet.
- KITCHEN** 12'9" x 11'10" (3.89m x 3.61m)
A range of wall and base units with space for a free standing cooker. Window to side aspect, vinyl flooring, door to breakfast room.
- BREAKFAST ROOM** 12' x 8'4" (3.66m x 2.54m)
Door to rear courtyard and ground floor bathroom. Fitted carpet, window to side aspect.
- GROUND FLOOR BATHROOM** 12' x 4'10" (3.66m x 1.47m)
Pedestal wash basin, bath with centre taps. Window to side aspect. Vinyl flooring. Door to separate W.C.
- W.C.** 5'9" x 3'1" (1.75m x 0.94m)
Vinyl flooring, window to side aspect
- LANDING**
Doors leading to all rooms. Access to loft with large boarded area with lighting.
- BEDROOM 1** 16' into bay x 12'4" (4.88m into bay x 3.76m)
Decorative fireplace, Bay window to front aspect, fitted carpet.
- BEDROOM 2** 13'3" x 12'11" (4.04m x 3.94m)
Decorative fireplace, fitted carpet, window to rear aspect
- BEDROOM 3** 12' x 8'7" (3.66m x 2.62m)
Decorative fireplace, window to side aspect, fitted carpet.
- BEDROOM 4** 9'1" x 7'10" (2.77m x 2.39m)
Window to side aspect, fitted carpet.
- BEDROOM 5** 8'10" x 7'6" (2.69m x 2.29m)
Window to front aspect, fitted carpet.
- FRONT GARDEN**
Metal railings and gate lead to a pathway, and borders of decorative stone and gravel.
- COURTYARD**
Paved courtyard area with storage shed and greenhouse.
- REAR GARDEN**
Across the rear driftway, there is parking for multiple vehicles and a gated wooden fence providing access to a good size lawn and timber garage/workshop.

Brittons are delighted to offer this five bedroom terraced house with rear garden and parking for several cars, on the ever popular Gaywood Road. The generously sized property features open fireplaces and bay windows along with many other period features. The accommodation is arranged over two floors comprising hallway, lounge, dining room, kitchen, breakfast room, and ground floor bathroom on the ground floor with five bedrooms and bathroom on the first floor. This property would make a wonderful family home, with schools and amenities close by. It is also within walking distance to local transport links. Outside offers parking at rear for several cars, front and rear dissected garden.



All Sizes Are Approximates Only
Plan produced using PlanIt.



