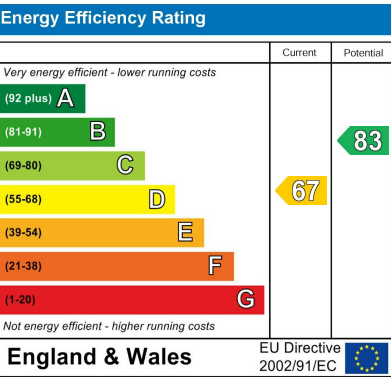


DIRECTIONS

From Kings Lynn travel on John Kennedy Rd/A1078 ,John Kennedy Rd/A1078 turns slightly left and becomes Austin St/A148, Continue straight onto Wootton Rd/A148 ,Turn right onto Rosebery Ave then the destination will be on the right



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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

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"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

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14 Rosebery Avenue Gaywood King's Lynn PE30 4AA

WELL PRESENTED TWO BEDROOM TERRACE HOUSE WITH GARAGE
NO UPWARD CHAIN

King's Lynn

£230,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE

Tiled Flooring, stairs to first floor.

DOWNSTAIRS WC

WC & basin, Window to rear aspect, tiled floors.

LOUNGE

Feature fireplace, wood flooring, window to front aspect, storage cupboard, radiator.

DINING AREA

Tiled floor, bifold doors to garden, radiator, velux window

KITCHEN

Range of Wall, Base and draw units with worktop over, tiled floor, double radiator, integrated fridge/ freezer & dishwasher.

UTILITY

Tiled floor, door to garden

LANDING

Carpet, radiator, Window to Rear.

BATHROOM

WC, basin, enclosed shower with thermostatic mixer bar, bath, double radiator, wood effect flooring, window to front aspect.

BEDROOM ONE

Window to rear aspect, wood flooring, radiator.

BEDROOM TWO

Window to front aspect, feature fireplace, wood flooring, radiator

FRONT GARDEN

Low brick wall with metal gate, pathway to front door.

REAR GARDEN

Enclosed rear garden with Patio area, lawn, well stocked flower beds with plants and shrubs, gate to rear.

GARAGE

WORKSHOP

IMPORTANT INFORMATION

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26'6 x 13'8 (8.08m x 4.17m)

10'5 x 9'3 (3.18m x 2.82m)

13'7 x 7'0 (4.14m x 2.13m)

12'1 x 11'3 (3.68m x 3.43m)

12' x 10'3 (3.66m x 3.12m)

16'1 x 11'0 (4.90m x 3.35m)

11 x 7'1 (3.35m x 2.16m)

Loctaed on the desirable Rosebery Avenue in Gaywood, King's Lynn, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra room.

Upon entering, you are welcomed into an inviting open-plan living and kitchen area, which creates a warm and sociable atmosphere perfect for entertaining or relaxing after a long day. The layout is designed to maximise space and light, ensuring a bright and airy feel throughout.

Convenience is key in this home, with the added benefit of a downstairs WC and a utility room, providing practicality for everyday living. The property also features a garage, offering secure storage or the potential for additional uses, such as a workshop or hobby space.

In summary, this two-bedroom terrace house on Rosebery Avenue is a wonderful blend of comfort, convenience, and modern living, making it a must-see for anyone looking to settle in the vibrant area of King's Lynn.

GROUND FLOOR

1ST FLOOR





