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DIRECTIONS

From Kings Lynn proceed towards the Gaywood shopping area and at the clock traffic lights turn right onto Gayton Road. Continue along and straight over the first and 2nd mini roundabouts and then turn right at the 3rd mini roundabout onto Winston Churchill Drive. Turn left onto Corbyshaw Road and then right onto Garwood Close. Follow the road to the right and the the property can be found on the left hand side along the footpath.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	75	
(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		

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.



26 Garwood Close King's Lynn Norfolk PE30 4UP

BEAUTIFULLY PRESENTED TWO BEDROOM TERRACED HOUSE WITH PARKING

King's Lynn

£190,000 Freehold

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- PORCH**
Tiled flooring. Storage cupboard with double doors.
- LOUNGE**
Window to front aspect. Laminate flooring. Gas fire. Stairs to first floor. Double radiator.
- KITCHEN**
A range of wall and base units. Tiled flooring. Window to rear aspect. Double radiator. Door to rear garden.
- BEDROOM 1**
Window to front aspect. Laminate flooring. Radiator.
- BEDROOM 2**
Window to rear aspect. Laminate flooring. Airing cupboard with radiator, Built in wardrobe. Radiator.
- SHOWER ROOM**
Hand wash basin with vanity unit under. WC. Corner quadrant shower enclosure with thermostatic mixer bar. Heated towel rail. Extractor fan. Tiled flooring.
- FRONT GARDEN**
Pathway to front door. Decorative shingle and shrubs.
- REAR GARDEN**
Enclosed rear garden with gated access to footpath. Wooden shed with power and light. Cold water tap. Security light. Patio with decorative slate.

Brittons are delighted to offer this incredibly well presented TWO BEDROOM MID TERRACE HOUSE WITH TWO PARKING SPACES, located close to the Queen Elizabeth hospital and Springwood High School. The property is located along a quiet footpath and the current vendor has made some wonderful alterations to create a contemporary living space that is ready to move into and enjoy. The property consists of a comfortable lounge and kitchen with space for a breakfast bar on the ground floor. The first floor has two bedrooms and a modern shower room. A low maintenance enclosed rear garden contains a patio area and decorative slate borders. There is a good size wooden shed with light and power plus a wooden gate allowing access to the rear footpath. Call us to view this wonderful property.





