



**King John Avenue, Gaywood, King's Lynn, PE30 4QB**

**welcome to**

**King John Avenue, Gaywood, King's Lynn**

No Onward Chain.. William H Brown are delighted to offer to market this well presented, spacious two bedroom semi detached bungalow, located in a popular location close to local amenities. Viewing Highly Recommended!



### Kitchen

14' 8" x 8' 10" ( 4.47m x 2.69m )

Wall and Base Units, Sink and Mixer tap, Space for Washing Machine and Tumble Dryer, Gas hob and oven, Space for undercounter fridge, Radiator, Door to side

### Lounge

15' 11" x 10' 11" ( 4.85m x 3.33m )

Window to front, Radiator, Electric Fireplace

### Bedroom One

12' 11" x 9' 11" ( 3.94m x 3.02m )

Window to rear, Radiator

### Bedroom Two

9' 11" x 9' 10" ( 3.02m x 3.00m )

Sliding door to conservatory, Radiator

### Conservatory

Full length windows and patio door

### Wet Room

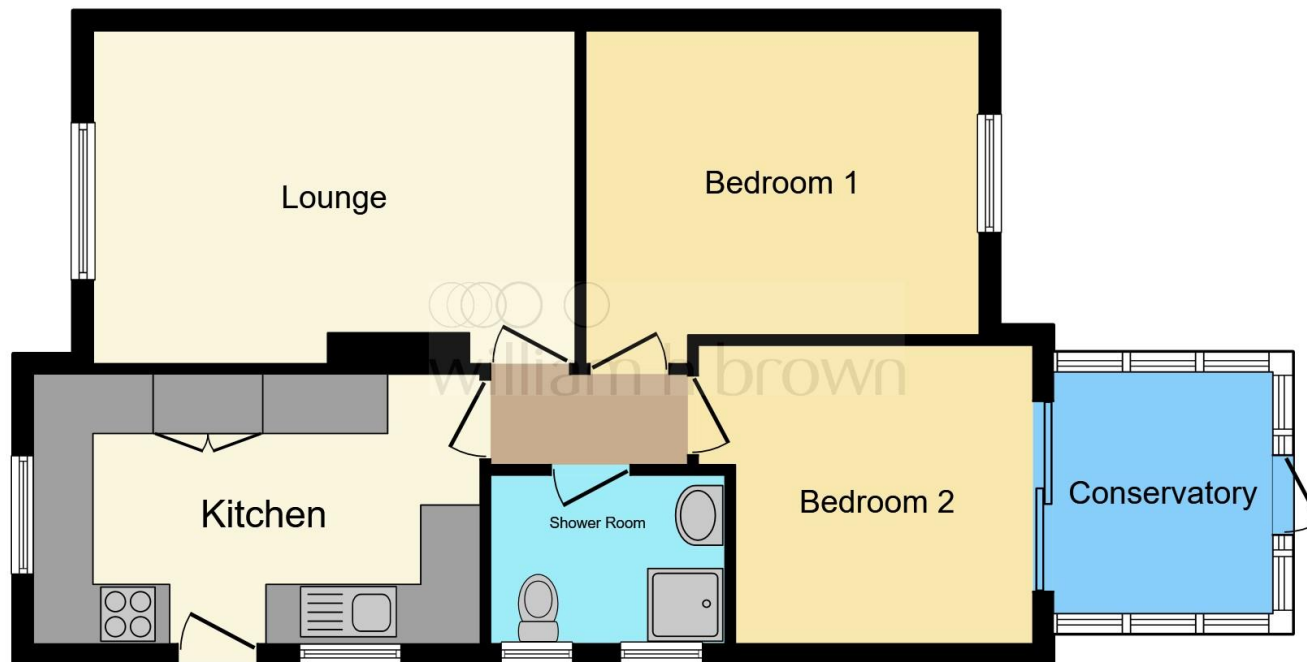
Shower, WC, Hand Wash Basin

### Outside

Driveway Parking, front garden, laid to lawn with borders, enclosed rear garden, mainly laid to lawn with a patio area and garden shed

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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). Powered by [www.focalagent.com](http://www.focalagent.com)



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## King John Avenue, Gaywood, King's Lynn

- No Onward Chain
- Semi Detached Bungalow
- Two Bedrooms
- Enclosed Rear Garden
- Conservatory

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN119983 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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