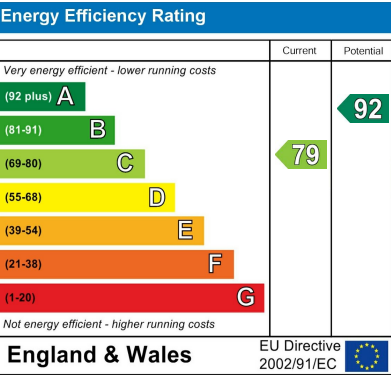


DIRECTIONS

SATNAV: PE30 4WG



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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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.

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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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2 Eastern Yard Gaywood King's Lynn PE30 4WG

THREE BEDROOM END TERRACE HOUSE

King's Lynn

£199,950 Freehold

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GAYWOOD
Situating in the popular residential area of Gaywood, King's Lynn (PE30 4DF), this property enjoys a convenient location with a wide range of everyday amenities close by. Families are well catered for with several well-regarded schools nearby, including Gaywood Primary School, Howard Junior School, King's Lynn Academy and King Edward VII Academy. The Gaywood Clock shopping area offers a variety of local shops, supermarkets, cafés, takeaways, a pharmacy and other essential services, while King's Lynn town centre is just a short drive or bus journey away, providing an extensive range of retail, leisure and dining options. Excellent transport links include regular bus services throughout King's Lynn and the surrounding villages, with King's Lynn railway station offering direct services to Cambridge and London King's Cross. The area also benefits from easy access to the A47, making commuting to Norwich, Peterborough and beyond straightforward. With nearby parks, green spaces and everyday amenities all within easy reach, Gaywood remains a popular choice for families, professionals and retirees alike.

ENTRANCE HALL Vinyl flooring, doors to lounge and WC.	
W C Vinyl flooring, WC and sink.	
LOUNGE Carpet, two radiators, window to front aspect, door to hallway.	15' x 10'9" (4.57m x 3.28m)
HALLWAY Stairs to first floor, door to kitchen/diner.	
KITCHEN/DINER Vinyl flooring, electric oven, gas hob, plumbing for washing machine, windows to rear aspect, French doors to garden.	14'11" x 10'9" (4.55m x 3.28m)
LANDING Carpet, radiator, doors to all rooms.	
BEDROOM ONE Carpet, radiator, fitted wardrobes, window to rear aspect, door to ensuite.	9'10" x 8'9" (3.00m x 2.67m)
ENSUITE Vinyl flooring, WC, hand basin, shower, window to rear aspect.	9'11" x 4'7" (3.02m x 1.40m)
BEDROOM TWO Carpet, radiator, window to front aspect.	
BEDROOM THREE Carpet, radiator, window to front aspect.	9'4" x 7'9" (2.84m x 2.36m)
REAR GARDEN Low maintenance, laid to shingle, fully enclosed.	
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	

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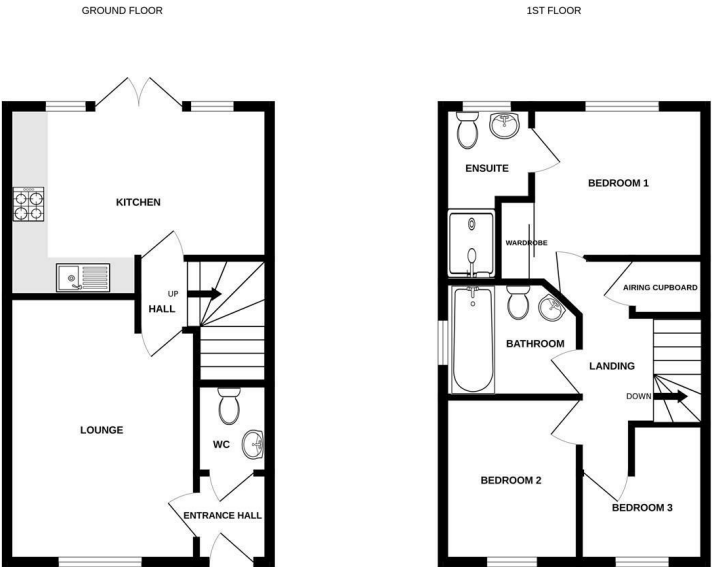
MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

Located on Eastern Yard, Gaywood, King's Lynn, this delightful three-bedroom end terrace house presents an excellent opportunity for families and professionals alike. The property boasts a practical layout, featuring a spacious kitchen diner that is perfect for both casual meals and entertaining guests.

One of the standout features of this home is the convenience of off-road parking, ensuring that you will never have to worry about finding a space after a long day. The low maintenance garden offers a serene outdoor space, ideal for enjoying the fresh air without the burden of extensive upkeep.

The first bedroom is particularly appealing, as it comes complete with an ensuite bathroom, providing a private retreat for relaxation. The additional two bedrooms are suitable for family members, guests, or even a home office.

This semi-detached house combines comfort and practicality, making it a wonderful place to call home. With its desirable location and thoughtful features, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this lovely property and envision your future in this welcoming space.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The floor is for illustrative purposes only and should not be relied upon for any prospective purchase. 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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