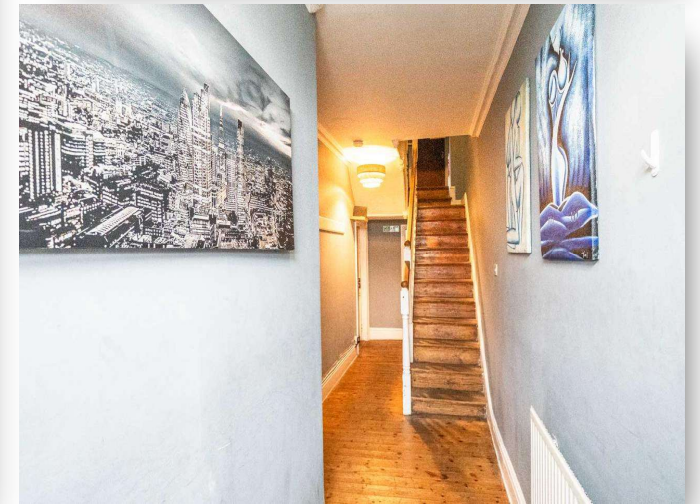




Gaywood Road, King's Lynn, PE30 2PS

welcome to

Gaywood Road, King's Lynn

A spacious and characterful four bedroom mid terrace home, ideally located close to local amenities. The property offers versatile accommodation with two reception rooms, two bathrooms and a low maintenance garden, making it an excellent family home or investment opportunity.



Gaywood Road, King's Lynn, PE30

Approximate Area = 1610 sq ft / 149.5 sq m

For identification only - Not to scale

Entrance Hall

Stairs leading to first floor landing

Reception Room

17' into bay x 14' 8" max (5.18m into bay x 4.47m max)

Dining Room

15' 7" max x 14' 2" max (4.75m max x 4.32m max)

Kitchen

18' 5" x 10' 1" (5.61m x 3.07m)

Shower Room

First Floor Landing

Bedroom One

15' 1" into bay x 14' 10" max (4.60m into bay x 4.52m max)

Bedroom Two

15' 1" x 11' 8" (4.60m x 3.56m)

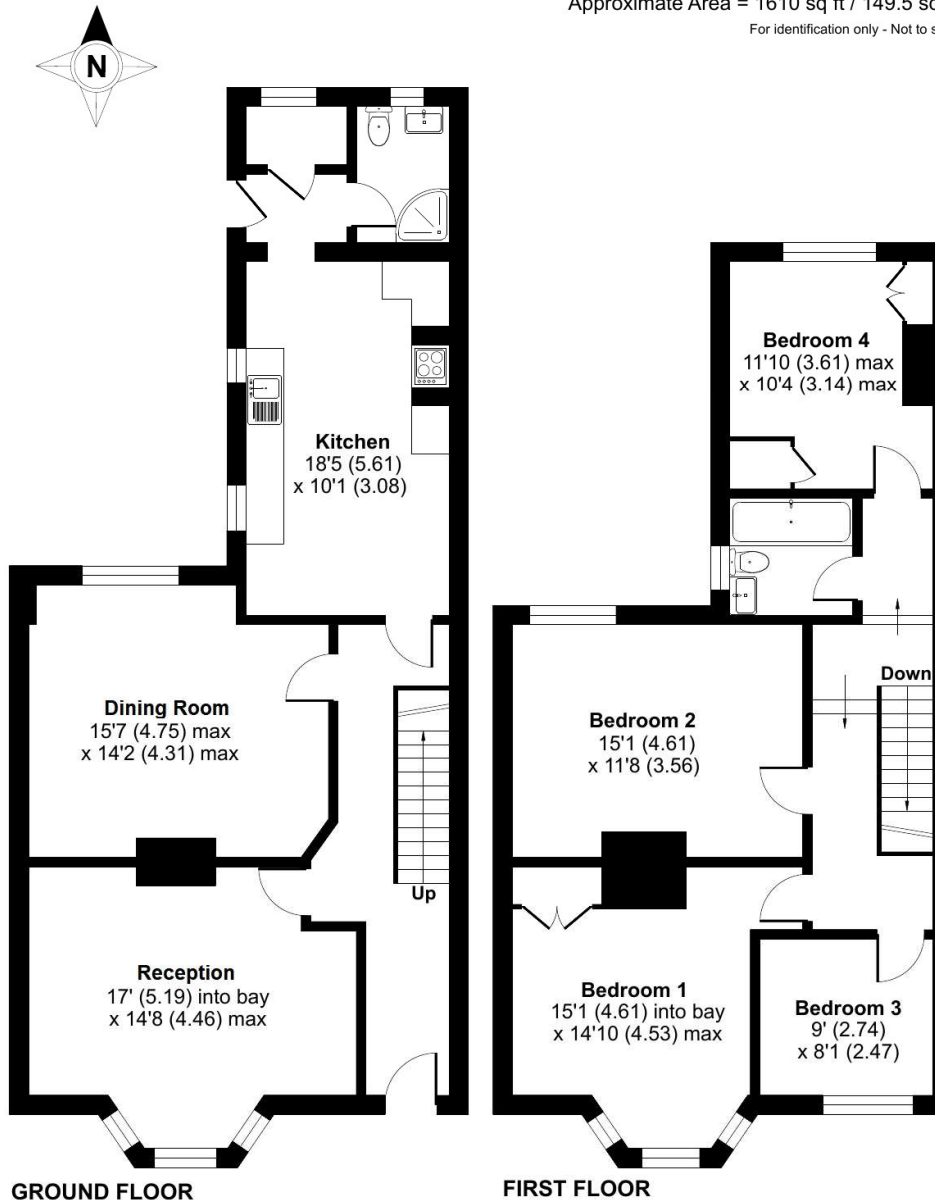
Bedroom Three

9' x 8' 1" (2.74m x 2.46m)

Bedroom Four

11' 10" max x 10' 4" max (3.61m max x 3.15m max)

Bathroom



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Flyp Homes Limited. REF: 1480986



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welcome to

Gaywood Road, King's Lynn

- Four Bedroom Mid Terrace
- Characterful + spacious throughout
- Previously used as successful HMO
- Ideal family home or investment opportunity
- Two reception rooms

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£265,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN120241 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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