



NEWSON & BUCK  
ESTATE AGENTS



72 Gaywood Road, King's Lynn, Norfolk PE30 2PT

£155,000

Newson & Buck are delighted to present this two double bedroom terraced house situated with a convenient position to access the town, college and Gaywood by foot. In brief the property comprises of entrance porch, lounge/diner, kitchen, family bathroom, two double bedrooms, upvc double glazing, gas central heating and courtyard garden with storage.



**Lounge/Diner**

8.48m x 3.65m (27' 10" x 12' 0") Accessed from a Upvc door to front, fitted carpet, Upvc bay window to front and window to rear, fireplace with electric feature fire, two radiators, under stairs storage cupboard, access to first floor and kitchen.

**Kitchen**

2.45m x 2.08m (8' 0" x 6' 10") range of wall mounted and base storage cupboards, freestanding electric cooker, space and plumbing for washing machine, space for upright fridge, vinyl flooring and Upvc double glazed window and door to side.

**Stairs and Landing**

Fitted carpet, access to bathroom and two double bedrooms.

**Bathroom**

2.46m x 2.42m (8' 1" x 7' 11") A three piece suite comprising of bath with thermostatic shower over, pedestal hand basin, low level WC, towel radiator, vinyl flooring, airing cupboard and Upvc double glazed window to rear.

**Master Bedroom**

3.68m x 3.65m (12' 1" x 12' 0") Fitted carpet, radiator, two storage cupboards and Upvc double glazed window to front.

**Bedroom Two**

2.47m x 2.66m (8' 1" x 8' 9") Fitted carpet, radiator, storage cupboard and Upvc double glazed window to rear.

**Rear Courtyard**

The rear courtyard is fully enclosed and paved with two storage sheds.

**EPC Rating: D**

**Council Tax Band - A**

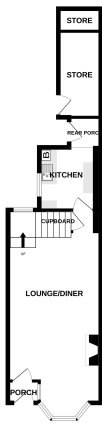
**Agent Note**

The photos were taken prior to the current tenancy



GROUND FLOOR

FIRST FLOOR



While every effort has been made to ensure the accuracy of the floorplan, the floorplan is not intended to be a precise representation of the property. The floorplan is for information only and should not be used as a basis for any decision. The floorplan is not intended to be a precise representation of the property. The floorplan is for information only and should not be used as a basis for any decision. The floorplan is not intended to be a precise representation of the property. The floorplan is for information only and should not be used as a basis for any decision.