



**2 Methuen Avenue , Gaywood**  
**Guide Price £200,000**

**BELTON DUFFEY**



## 2 METHUEN AVENUE GAYWOOD, KING'S LYNN, NORFOLK, PE30 4BN

A 3 bedroom, mid-terrace property, situated in a convenient location with gardens. NO ONWARD CHAIN.

### DESCRIPTION

A 3 bedroom, mid-terrace property being situated in a convenient location with gardens. NO ONWARD CHAIN.

The property was built in the 1930s and is installed with gas fired radiator central heating and double glazing.

The accommodation briefly comprises entrance hall, kitchen and sitting room/dining room to the ground floor. On the first floor are 3 good sized bedrooms and a bathroom. Outside, the property has gardens to the front and rear with timber summerhouse.

### SITUATION

Methuen Avenue is situated off Wootton Road being a popular residential area with a regular bus service and is situated close to a doctor's surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre, which has undergone extensive improvements within the last few years. King's Lynn has an historic port on the River Great Ouse and an internationally renowned medieval centre. There is also good access to the Queen Elizabeth Hospital and it is also conveniently placed for the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.

### ENTRANCE HALL

3.33m x 0.90m (10' 11" x 2' 11") Woodgrain effect door with stained glass frosted windows leading to outside, radiator, laminate flooring, opening to

### KITCHEN

3.32m x 3.03m (10' 11" x 9' 11") Walnut block effect worktop with stainless steel sink unit and chrome mixer tap, white coloured cupboards under, space and plumbing for automatic washing machine and space for dishwasher, matching wall cupboards, Ideal Logic Plus gas central heating boiler. Further worktop with 3 drawers under, space for fridge freezer, UPVC double glazed door to outside.

### SITTING ROOM/DINING ROOM

7.47m max into bay x 3.11m, extending to 3.29m (24' 6" max into bay x 10' 2", extending to 10' 10") 2 radiators, timber effect laminate flooring, twin aspect windows, under stairs storage, UPVC double glazed door to rear garden and staircase to first floor landing.

### FIRST FLOOR LANDING

1.63m x 1.33m (5' 4" x 4' 4") Loft access and window to side.

### BEDROOM 1

3.39m x 3.07m into chimney breast recess (11' 1" x 10' 1" into chimney breast recess) Radiator and window to front.



**BEDROOM 2**

3.29m x 3.19m (10' 10" x 10' 6") Radiator, window and timber flooring.

**BEDROOM 3**

3.50m x 2.36m (11' 6" x 7' 9") Radiator and window to front.

**BATHROOM**

2.30m x 1.69m (7' 7" x 5' 7") Bath with thermostatic shower and body jets over and shower screen, low level WC, wash hand basin with double cupboard under, fully tiled walls, frosted window to front, radiator.

**OUTSIDE**

The property is approached via a timber gated access with concrete pathway leading to the front entrance door.

The front garden is designed for easy maintenance with slate chippings and shrubs, being enclosed by fenced boundaries.

To the rear of the property is the rear garden which is concreted for easy maintenance and an outside store. TIMER SUMMERHOUSE with UPVC window, power and light. The rear garden is enclosed by fenced boundaries with a gated access.

**DIRECTIONS**

From King's Lynn town centre, proceed out along the one-way system via Railway Road and pass Lidl on the right hand side into Blackfriars Road (In the left hand lane). Proceed into Littleport Street and then continue over Dodman's Bridge and proceed straight over the traffic lights into Gaywood Road. Continue along, bearing left by the Gaywood Clock into Wootton Road. Proceed along here taking the second left turning (Opposite Rosebery Avenue) into Methen Avenue. The property will be seen a short way down on the left hand side.

**OTHER INFORMATION**

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX

Council Tax Band - A

EPC - TBC

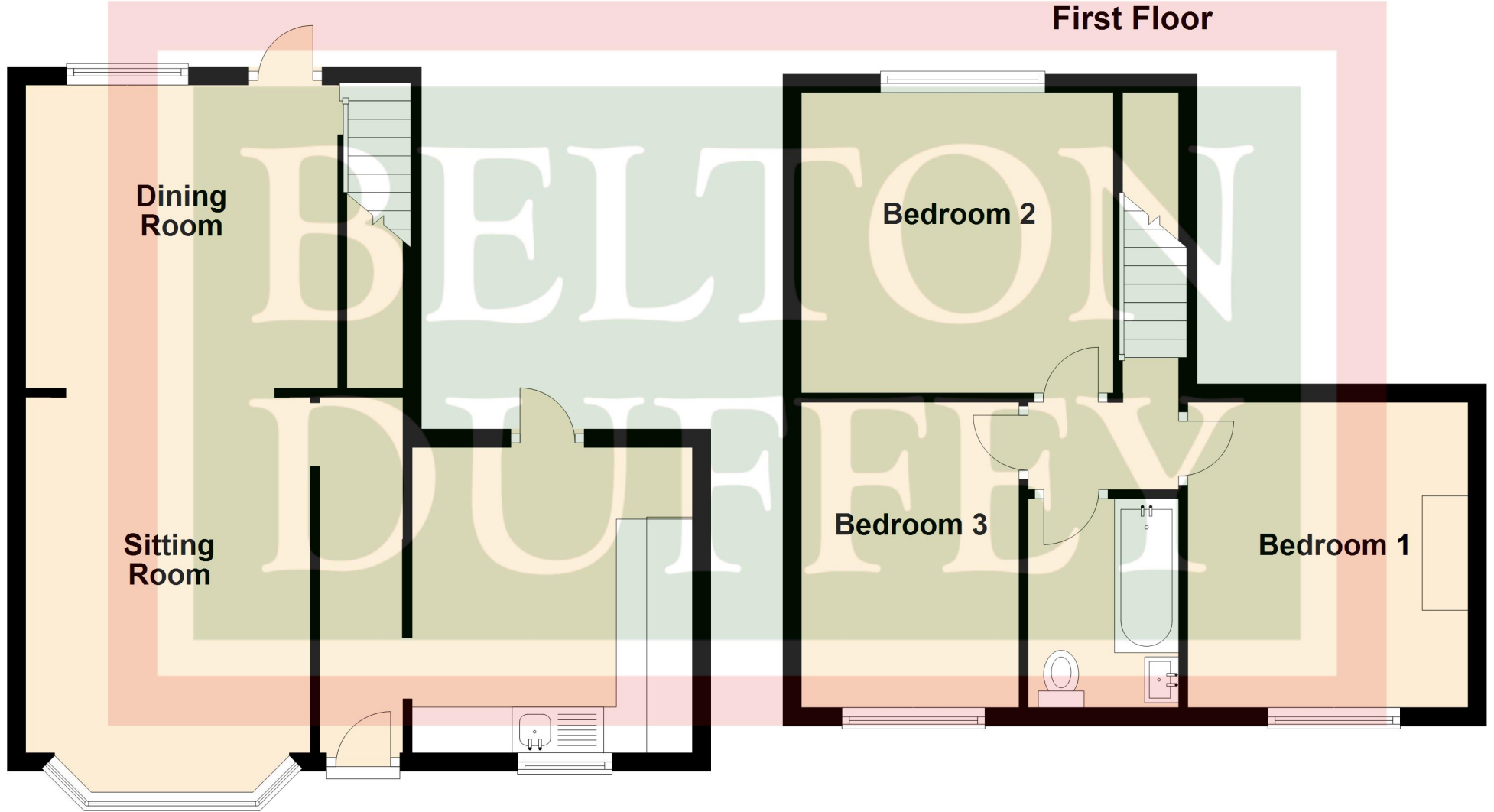
Gas central heating and mains drainage.

**TENURE**

This property is for sale Freehold.

**Ground Floor**

**First Floor**



## VIEWING

Strictly by appointment with the agent.



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