



**25 Rosebery Avenue, Gaywood**  
**Guide Price £170,000**

**BELTON DUFFEY**



## **25 ROSEBERY AVENUE, GAYWOOD, KING'S LYNN, NORFOLK, PE30 4AA**

A 2 bedroom, mid-terrace property, situated in a convenient location with gardens and garage. NO ONWARD CHAIN.

### **DESCRIPTION**

A 2 bedroom, mid-terrace property being situated in a convenient location with gardens and parking. NO ONWARD CHAIN.

The property is installed with gas fired radiator central heating and double glazing.

The accommodation briefly comprises sitting room/dining room, kitchen, rear lobby and WC to the ground floor. On the first floor are 2 bedrooms and a bathroom.

Outside, the property has gardens to the front and rear garden and a garage.

### **SITUATION**

Rosebery 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.

### **SITTING ROOM/DINING ROOM**

8.36m max into bay x 3.49m (27' 5" max into bay x 11' 5") Baxi Bermuda LFE5 super gas fire (not tested) with back boiler, two radiators, open tread staircase to first floor landing, airing cupboard with hot water cylinder with immersion.

### **KITCHEN**

2.88m x 1.85m (9' 5" x 6' 1") Granite effect worktop with stainless steel sink unit with chrome mixer tap, cupboards and drawers under. Further matching worktop with cupboards and drawers under, matching wall cupboard, cooker point, radiator.

### **REAR LOBBY**

1.44m x 1.72m (4' 9" x 5' 8") Plumbing for automatic washing machine, UPVC double glazed door to outside.

### **CLOAKROOM**

1.71m x 0.75m (5' 7" x 2' 6") Low level WC.



**FIRST FLOOR LANDING**

4.22m x 0.87m (13' 10" x 2' 10") Loft access.

**BEDROOM 1**

3.49m x 3.24m (11' 5" x 10' 8") Radiator, built-in storage cupboard with hanging rail.

**BEDROOM 2**

3.40m x 2.53m (11' 2" x 8' 4") Storage cupboard with hanging rail, radiator.

**BATHROOM**

2.88m x 1.86m (9' 5" x 6' 1") Three piece white suite comprising panelled bath, pedestal basin, low level WC, radiator.

**OUTSIDE**

The property has a small front garden which is designed for easy maintenance having granite chippings and gated access with pathway leading to the front entrance door. The rear garden is shingled for easy maintenance, being enclosed by fenced boundaries. Pedestrian gate to rear lane.

**CONCRETE SECTIONAL GARAGE**

5.45m x 2.70m (17' 11" x 8' 10") Electric garage door and personal door.

**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 right turning into Rosebery Avenue. The property will be seen a short way down on the left hand side.

**OTHER INFORMATION**

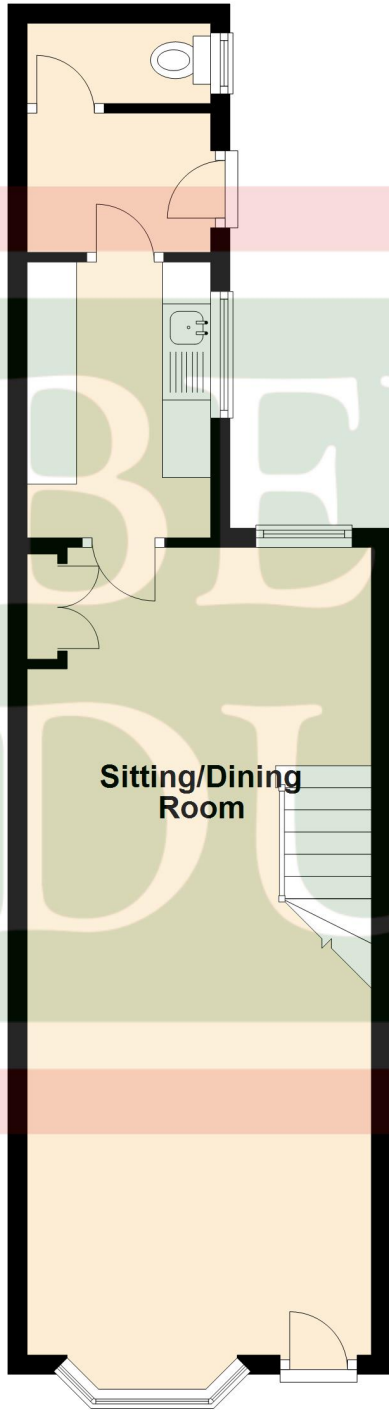
Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX

Council Tax Band - A

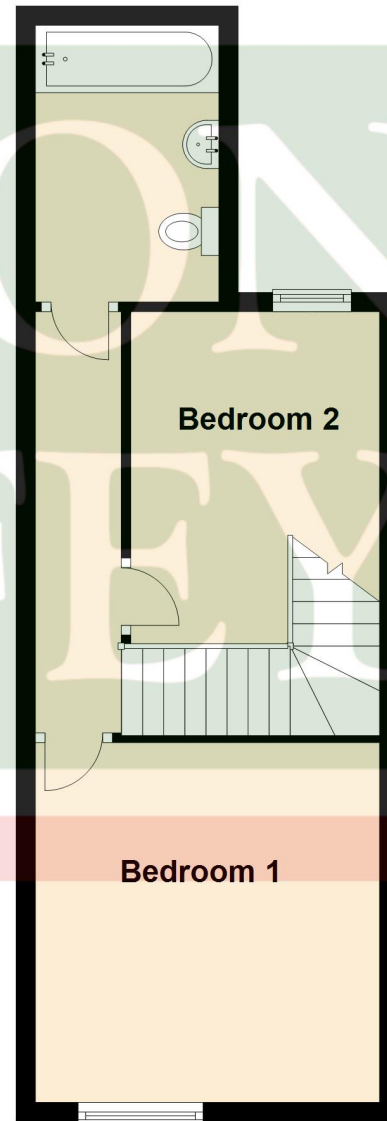
EPC - TBC

Gas central heating.

**Ground Floor**



**First Floor**



**Sitting/Dining  
Room**

**Bedroom 2**

**Bedroom 1**

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





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