MOLYNEUX
ESTATE AGENTS

St. Georges Terrace

Gooderstone, PE33

Price £275,000

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Gooderstone, King's Lynn, PE33

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Description

GUIDE PRICE £280,000- £290,000. Located in the rural village of Gooderstone, this established semi-detached home on St. Georges Terrace features a well-thought-out layout that is ideal for family living.

The property enjoys both a lounge and dining room, creating an inviting space for entertaining guests or enjoying family meals. The conservatory provides a comfortable space to relax while overlooking the generous lawned rear garden. The kitchen, complete with a utility area, is functional and well-equipped, making it a joy for any home cook.

This residence boasts three well-proportioned bedrooms, all located on the upper floor, ensuring privacy and comfort. The ground floor bathroom is complemented by an upstairs shower room, catering to the needs of a busy household. The property is fitted with sealed unit UPVC windows and doors, enhancing energy efficiency and security, while the oil-fired central heating ensures warmth during the colder months.

Outside, the expansive rear garden offers a peaceful retreat, with lovely field views that add to the serene atmosphere. The driveway provides ample off-street parking, a valuable feature in this sought-after village location.

In summary, this established home is perfect for those seeking a quiet lifestyle in a picturesque setting, while still being within reach of local amenities. With its versatille living accommodation and generous outdoor area, this property is a wonderful opportunity for families or anyone looking to settle in a friendly community.

Measurements

Entrance Hall

Lounge - 16' 5" 9' 11" max

Conservatory - 10' 8" x 8' 8"

Dining Room - 10' 9" max x 8' 7"

Kitchen - 13' 8" x 7' 3"

Utility - 8' 7" x 6' 3"

Bathroom - 8' 8" x 5' 10"

Stairs to first floor landing

Bedroom 1 - 14' max x 7' 9" plus door recess

Bedroom 2 - 10' x 9' 10" max

Bedroom 3 - 8' 4" x 7' 9"

Shower Room - 7' 8" max x 5' 11" max

Council Tax band - B

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Molyneux Estate Agents has not tested any fixtures and

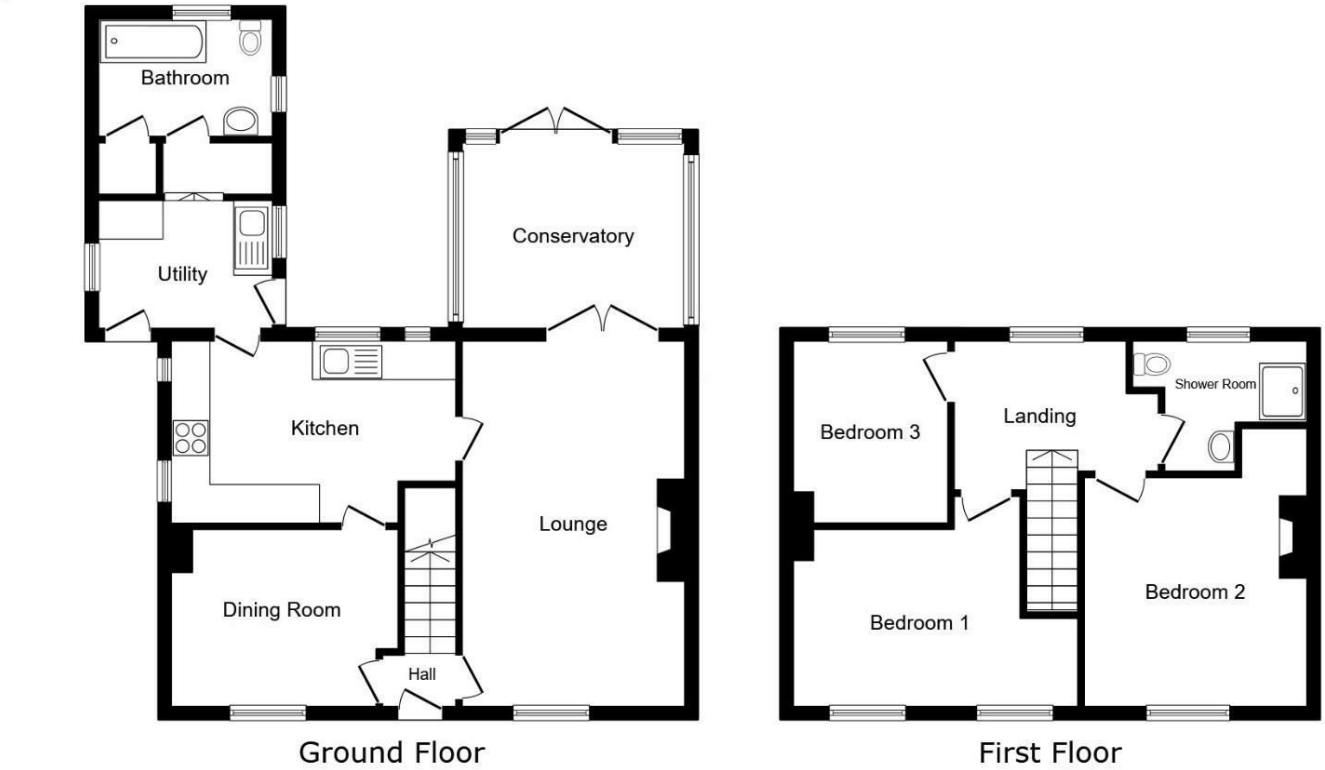
fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

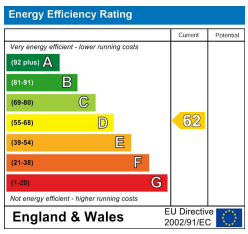
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

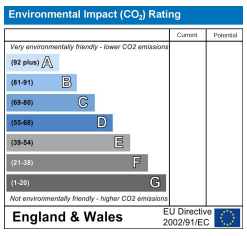


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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