



Kings Avenue, KING'S LYNN, PE30 5NS

welcome to

Kings Avenue, KING'S LYNN

This well presented three bedroom semi-detached home offers spacious accommodation. Benefiting from a lovely enclosed rear garden, garage and shared driveway, the property is ideally situated in a popular location close to The Walks and Kings Lynn Town Centre. Viewing highly recommended!



Entrance Hall

Lounge

Double Glazed Window to Front, Radiator, Fireplace, Opening to;

Dining Room

Double Glazed Windows to Rear and Side

Kitchen

Wall and Base Units, Space for Cooker, Space for Dishwasher, Sink and Mixer Tap, Sliding Door to Rear Garden, Double Glazed Window to Side

Utility

Wall and Base Unit, Space for Washing Machine and Tumble Dryer, Hand Wash Basin, WC, Double Glazed Window, Radiator

Landing

Bedroom One

Double Glazed Window to Front, Fireplace, Radiator

Bedroom Two

Double Glazed Window to Rear, Radiator

Bedroom Three

Double Glazed Window to Rear, Radiator

Shower Room

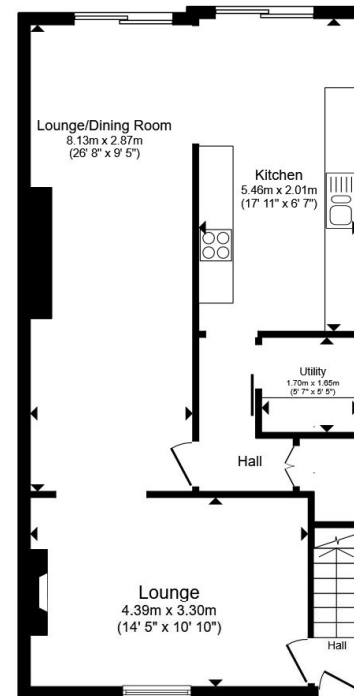
Shower, Hand Wash Basin, Heated Towel Rail, Double Glazed Window

Outside

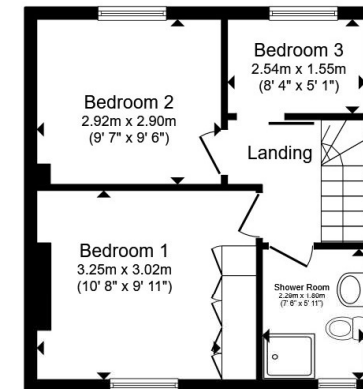
Gated Entrance to Shared Driveway, Garage, Enclosed Rear Garden with Door to Garage, Summer House, Patio Area and Remainder Laid to Lawn

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 102.3 m² (1,101 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



welcome to

Kings Avenue, KING'S LYNN

- Well Presented Semi Detached Home
- Three Bedrooms
- Enclosed Rear Garden
- Garage
- Utility Room

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119664 - 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.



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



williamhbrown.co.uk