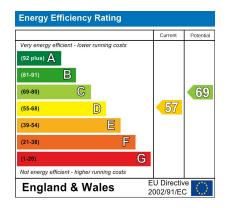
DIRECTIONS

From the Kings Lynn town centre travel towards the Gaywood shopping centre and bear right at the traffic lights onto Gayton Road. Continue along A1076 turn right onto Winston Churchill Drive, then right onto Regency Avenue where the property can be found on the right hand side.



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



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30 Regency Avenue King's Lynn Norfolk PE30 4UF

THREE BEDROOM END TERRACE HOUSE

King's Lynn

£240,000 Freehold

01553 692828 sales@brittons.net









HALLWAY

Vinyl flooring. Radiator.

CLOAKROOM 4'5 x 2'10 (1.35m x 0.86m)

Two piece suite comprising wash hand basin and w.c. Vinyl flooring. Radiator. Window to side aspect.

JNGE

Laminate flooring. Double radiator. Window to front aspect. Under stairs cupboard.

CHEN/DINER 17'7 x 10'5 (5.36m x 3.18m)

Range of wall, base and drawer units with worktops over. Laminate flooring. Windows to rear and side aspects.

CONSERVATORY 20'1 x 12'5 (6.12m x 3.78m)

Laminate flooring. French door to rear garden.

I ANDING

Fitted carpet. Loft access.

BEDROOM 1 11'3 x 10'0 (3.43m x 3.05m)

Fitted carpet. Radiator. Built-in wardrobe. Window to front aspect.

BEDROOM 2 10'6 x 10'4 (3.20m x 3.15m)

Fitted carpet. Radiator. Window to rear aspect.

EDROOM 3 8'7 x 7'2 (2.62m x 2.18m)

Fitted carpet. Radiator. Window to front aspect.

LIDOOM

7'5 x 4'8 (2.26m x 1.42m)

15'11 x 14'4 (4.85m x 4.37m)

Three piece suite comprising bath with Thermostatic mixer over, wash hand basin and w.c. airing cupboard. Vinyl flooring. Heated towel rail. Window to rear aspect.

FRONT GARDEN

Driveway. Borders with shrubs.

REAR GARDEN

Enclosed, laid to patio with shrub borders.

Welcome to Regency Avenue, King's Lynn - located close to the Queen Elizabeth II Hospital.

This delightful end terrace house boasts a cosy reception room, ideal for relaxing or entertaining guests. With three bedrooms, there's plenty of space for a growing family or for those who enjoy having a home office or guest room. The property features a bathroom and downstairs cloakroom, ensuring convenience for all residents. The fitted kitchen is a highlight, offering a modern space to whip up delicious meals.

The Kitchen/diner leads to a large 6x4m approx. conservatory providing you with even more living accommodation.

Step outside to discover the enclosed rear garden, a private oasis where you can unwind after a long day. Don't miss out on the opportunity to make this house your home - book a viewing today and envision the possibilities that this property on Regency Avenue has to offer!



Whilst every alternet has been made to ensure the accuracy of the footpain contained here, measurement of above, without, soons and any other items are approximate and no responsibility to sillent that any enter consists or emission, some sillent in the missassive proposes only and should be to see such by any prospective purchaser. The sillent in the missassive proposes only and should be used as such by any prospective purchaser. The sillent purchases the sillent proposes of the sillent proposes are sillent proposed and no guarantee. As so their operations of efficiency can be given.









