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estate agents

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### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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.



30 Regency Avenue King's Lynn Norfolk PE30 4UF

**THREE BEDROOM END TERRACE HOUSE**

**King's Lynn**

**£240,000 Freehold**

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**HALLWAY**

Vinyl flooring. Radiator.

**CLOAKROOM**

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

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

**LOUNGE**

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

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

**KITCHEN/DINER**

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

17'7 x 10'5 (5.36m x 3.18m)

**CONSERVATORY**

Laminate flooring. French door to rear garden.

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

**LANDING**

Fitted carpet. Loft access.

**BEDROOM 1**

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

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

**BEDROOM 2**

Fitted carpet. Radiator. Window to rear aspect.

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

**BEDROOM 3**

Fitted carpet. Radiator. Window to front aspect.

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

**BATHROOM**

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.

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

**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!



While every attempt has been made to ensure the accuracy of the floor plan, the measurements of the property are based on the information provided by the seller and are not intended to be used as a basis for any legal proceedings. The floor plan is for information only and should not be used for any other purpose. The agent, its agents and affiliates accept no liability for any errors or omissions. Made with Mapbox (2024)







