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estate agents

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DIRECTIONS

From Kings Lynn town centre, proceed out along John Kennedy Road, continue onto Edward Benefer Way, turn left onto Nursery Lane and turn take the second right onto Avon Road where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		50	
(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.



52 Avon Road South Wootton King's Lynn Norfolk PE30 3LS

SPACIOUS TWO / THREE BEDROOM DETACHED BUNGALOW WITH GARAGE AND DRIVEWAY - IN NEED OF REFURBISHMENT - NO UPWARD CHAIN

South Wootton

Freehold

Guide price £175,000

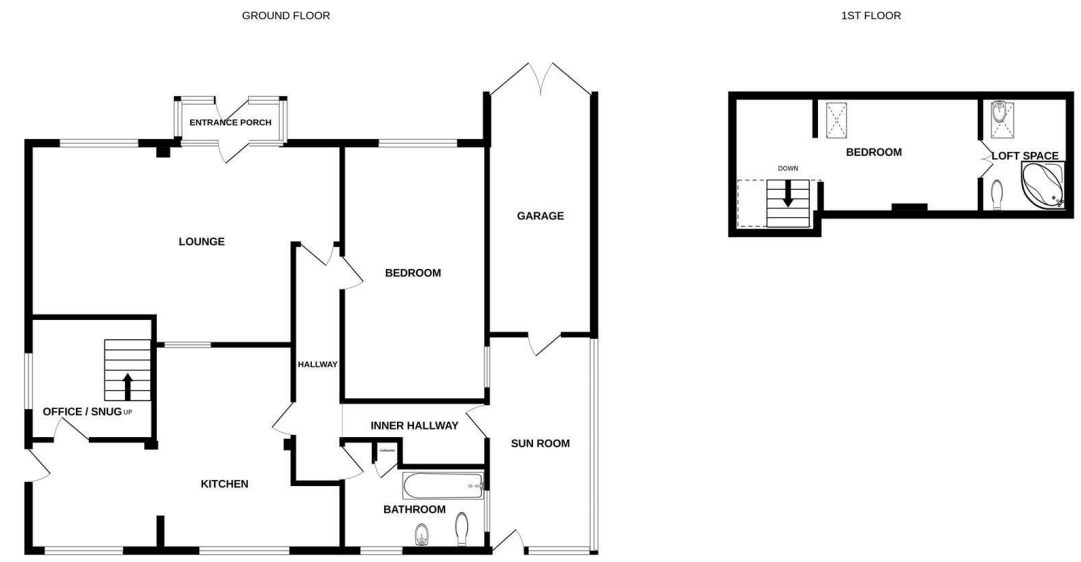
01553 692828
sales@britttons.net





HALLWAY Leading into lounge.	7'8 x 3'3 (2.34m x 0.99m)
LOUNGE Wood flooring. Open fire. Serving hatch to kitchen/breakfast room. Windows to front aspect.	23'1 x 14'9 (7.04m x 4.50m)
OFFICE/SNUG/BEDROOM THREE Window to side aspect. Stairs leading to first floor.	9'4 x 8'8 (2.84m x 2.64m)
KITCHEN/BREAKFAST Range of wall, base and drawer units with worktops over. Integrated gas hob. Eye level electric oven. Radiator. Two windows to rear aspect.	22'8 x 14'10 (6.91m x 4.52m)
SUN ROOM Tiled floor. Door to rear.	15'6 x 7'10 (4.72m x 2.39m)
INNER HALLWAY Door to sunroom.	14'5 x 3'3 x 6'8 (4.39m x 0.99m x 2.03m)
BEDROOM 1 Built-in wardrobe. Radiator. Windows to front and side aspects.	18'8 x 10'9 (5.69m x 3.28m)
BEDROOM 2 Skylight to front aspect. Leading to:	17'7 x 8'11 (5.36m x 2.72m)
EN-SUITE BATHROOM Three piece suite comprising corner bath with shower attachment over, pedestal wash hand basin and w.c. Skylight to front aspect.	8'9 x 6'4 (2.67m x 1.93m)
BATHROOM Dual aspect room. Three piece suite comprising bath with electric shower over, wash hand basin and w.c.	10'7 x 8'2 (3.23m x 2.49m)
FRONT GARDEN Large front garden which could be landscaped beautifully and also incorporate generous amount of parking.	
REAR GARDEN Courtyard style garden with covered area.	
GARAGE Outward opening doors to front garden.	18'5 x 7'11 (5.61m x 2.41m)

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £175,000 Welcome to Avon Road, South Wootton - a charming property with lots of potential waiting for the right owner to bring it back to its former glory. This delightful chalet-style detached house boasts two/three bedrooms, offering ample space for a growing family or those who enjoy having guests over. Although in need of refurbishment, this property presents a fantastic opportunity for someone with a keen eye for design to create their dream home. The large front garden provides the perfect canvas for creating a beautiful outdoor space, whether it be for relaxing in the sun or entertaining friends and family. Step inside and be greeted by a bright and spacious lounge with open fire, ideal for cosy evenings in or hosting gatherings. The sought-after location of Avon Road adds to the appeal of this property, offering a peaceful and desirable neighbourhood to call home. Don't miss out on the chance to transform this property into a stunning residence that reflects your style and personality. With its great potential and fantastic location, this property is a gem waiting to be discovered. Please note: There is a lapsed planning application for a four bedroom four bath renovation (Further details can be found under the following reference on the Borough council King's Lynn and West Norfolk website: 16/01530/F - Roof and front extension)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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