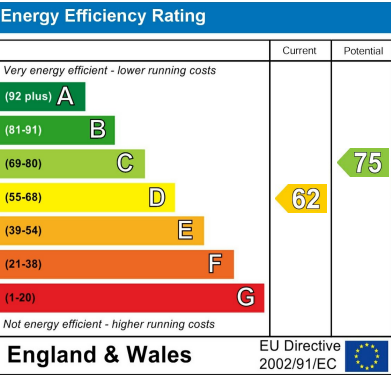


DIRECTIONS

Sat Nav: PE30 5NJ



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.

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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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

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"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

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19 Park Avenue King's Lynn Norfolk PE30 5NJ

THREE BEDROOM VICTORIAN TERRACE HOUSE WITH ORIGINAL
FEATURES IN HIGHLY SOUGHT AFTER AREA

King's Lynn

£280,000 Freehold

01553 692828
sales@brittons.net





HALLWAY

Tiled floor, column radiator, stairs to the first floor, storage area under the stairs.

LOUNGE DINER

Wood flooring two fireplaces a bay window to the front two double column radiators and French doors to the rear of the dining room leading to the rear garden.

KITCHEN / BREAKFAST ROOM

Range of wall, base and drawer units. Integrated fridge freezer. Integrated hob and oven, dishwasher and dustbins. Space for washing machine and tumble dryer. Vinyl flooring. Two windows to the side bifold doors to the rear leading to the patio area. 23'11 x 9'2 (7.29m x 2.79m)

LANDING

Loft access and doors to all rooms. Wooden flooring.

BEDROOM ONE

Wooden flooring, two sash windows to the front, ornamental fireplace and a double column radiator. 15'2 max x 12'1 (4.62m max x 3.68m)

BEDROOM TWO

Wooden flooring, ornamental fireplace, storage cupboard, window to the rear aspect and radiator. 11'11 x 9'11 max (3.63m x 3.02m max)

BEDROOM THREE

Fitted carpet, double column radiator and window to the rear aspect. 9'3 max x 8'4 max (2.82m max x 2.54m max)

BATHROOM

Four piece suite comprising of W.C, hand wash basin and a standalone bath. Thermostatic shower mixer above the bath. Window to the side aspect with tiled floor. 6'3 x 5'7 (1.91m x 1.70m)

FRONT OF PROPERTY

Low brick wall enclosing the front garden with a metal gate and original tiles leading to the doorway. Decorative gravel area with a border containing shrubs. Recessed storm porch and front door leading into the hallway.

REAR GARDEN

Patio area, lawn boards with shrubs a wooden shed and a wooden gate providing rear access.

IMPORTANT INFORMATION

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Nestled in a highly desirable area of King's Lynn, Norfolk, this beautifully refurbished Victorian terraced house on Park Avenue offers a perfect blend of classic charm and modern convenience. With three spacious bedrooms, this property is ideal for families or those seeking extra space. As you step inside, you will be greeted by a warm and inviting atmosphere, enhanced by tasteful renovations that respect the character of the original design. The fabulous kitchen is a standout feature, providing a stylish and functional space for cooking and entertaining. The contemporary bathroom complements the home perfectly, ensuring comfort and luxury. The location is truly exceptional, situated just a stone's throw away from the picturesque Walks and the vibrant town centre. Residents can enjoy easy access to a variety of shops, cafes, and local amenities, making daily life both convenient and enjoyable. This property not only offers a beautiful home but also a wonderful lifestyle in one of King's Lynn's most sought-after neighbourhoods. Whether you are looking to settle down or invest, this Victorian gem is a must-see.



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of actual rooms, fixtures and fittings are not guaranteed and are approximate. They are for general guidance only and should be used as such. No responsibility is accepted for any errors or omissions. The property is shown as a guide only and is not intended to be used as a guide. Make your own decision.



