

LANDLES



12 Burnham Avenue | King's Lynn | Norfolk



REFFLEY - Close to local schools & amenities

The very well presented 3 bedroom semi-detached house with delightfully private rear garden situated in a most popular residential location.

*Offered with No Onward Chain
and considered ideal for families or first time buyers alike.*

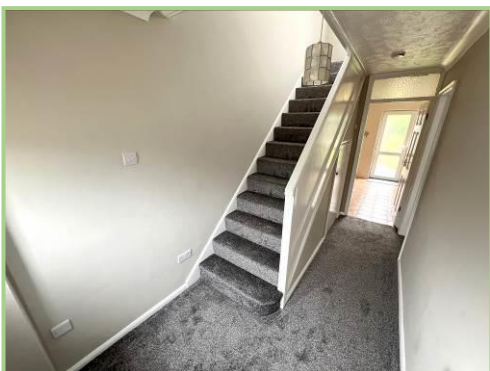
Purchase Price £275,000

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www.landles.co.uk



- Entrance Hall
- Living Room / Diner
- Kitchen
- Stairs to First Floor Landing
- 3 Bedrooms



- Bathroom
- Front & Rear Gardens
- Driveway & Garage
- Gas Fired Rad CH & Dble Glazing
- No Onward Chain

12 Burnham Avenue is a semi-detached 3 bedroom house situated in the ever popular residential location of Reffley, around a 3 mile drive from King's Lynn town centre and within walking distance of local amenities including primary & secondary schools. Presented in good order and ready for immediate occupation, the property benefits from modern UPVC double glazing throughout, gas fired radiator central heating and has undergone recent improvements including new carpets to the ground floor. The town of **King's Lynn**, situated on the banks of the River Great Ouse in West Norfolk, is a medium sized market town steeped in history. With two impressive market squares, an array of historic buildings, delightful quayside and high street, the town offers residents various shopping and leisure opportunities. The nearby Hardwick Retail Park, just on the outskirts of King's Lynn, provides a further range of larger retailers including supermarkets, hardware stores and clothing/homeware stores. There are good transport links in and out of the area with mainline railway to London Kings Cross via Ely & Cambridge, A47 trunk road to Norwich & Peterborough and various bus routes to the surrounding villages and towns. The delightful, renowned North Norfolk coastline with its sandy beaches and broad skies is also within easy reach via the A149 coast road with Hunstanton being around a 20 minute drive.

Entrance Hall

With UPVC part glazed entrance door with side panels, electric radiator, room thermostat for central heating system and understairs cupboard.

Living Room / Diner

21' 10" x 11' 9" (6.65m x 3.58m) (max)

Dual aspect with French doors to the garden, feature fireplace with exposed brick chimney breast, wood burner, oak effect concrete mantle and stone hearth, radiator with thermostat and column radiator with thermostat.

Kitchen

10' 6" x 8' 7" (3.2m x 2.62m)

With fitted wall & base units, fitted worktops, stainless steel sink with drainer & monobloc tap, point & space for an electric freestanding cooker, space for a fridge/freezer, tiled walls, tiled floor, radiator with thermostat, Baxi wall mounted gas boiler with programmer and UPVC glazed door to the rear garden.

Stairs to the First Floor Landing

With hatch to roof space.

Bedroom 1

10' 11" x 10' 5" (3.33m x 3.18m)

Radiator with thermostat.

Bedroom 2

11' 2" x 8' 6" (3.4m x 2.59m)

Radiator with thermostat.

Bedroom 3

8' 1" x 7' 7" (2.46m x 2.31m) (max)

Radiator with thermostat.

Bathroom

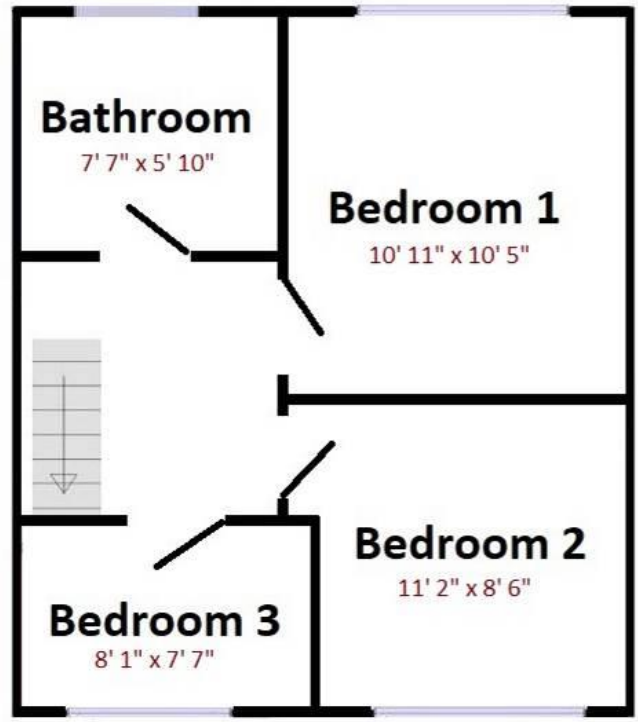
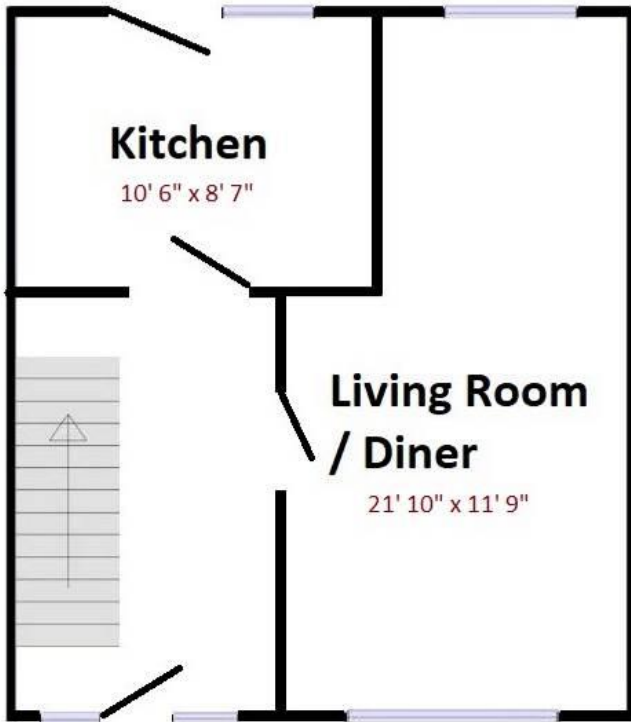
7' 7" x 5' 10" (2.31m x 1.78m)

With low level WC with hidden cistern, pedestal hand basin, panelled bath with electric shower above, tiled walls, vinyl flooring, towel radiator and airing cupboard housing hot water cylinder with immersion and shelving.

Outside

To the front of the property is a low maintenance front garden which is laid to gravel. A concrete driveway runs down the side of the property providing ample vehicular parking and access to the rear. The rear garden is delightfully private with a paved patio and lawned area with border. There is also a **Detached Garage 23' 9" x 10' (7.24m x 3.05m)** with roller door, personnel side door and window.





12 Burnham Avenue, King's Lynn, Norfolk, PE30 3EN

Illustration for identification purposes only. Not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "B" with a current annual charge of £1,702.49, 2024/2025.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, LANDLES

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, LANDLES

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

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in King's Lynn and the
villages of North West Norfolk

Since 1856

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