



Avenue Road, King's Lynn, PE30 5NN

welcome to

Avenue Road, King's Lynn

Located in the popular 'Chase' area and being close to local amenities is this well presented three bedroom semi detached house with off road parking. Viewing highly recommended.



Entrance Door To:-

Entrance Hall

Radiator, stairs to first floor, under stair storage area, pattern tiled floor

Lounge

12' 11" x 14' 8" (3.94m x 4.47m)
Large windows to the front elevation, exposed timber floor, ornate fireplace with inset multi-fuel burner, recess shelving, radiator

Dining Room

12' 9" x 12' 11" (3.89m x 3.94m)
Exposed timber floor, fireplace with timber mantle and marble hearth, two sash windows, radiator, window to rear

Kitchen

9' 10" x 9' 10" (3.00m x 3.00m)
Range of base and wall units, roll edge work top, inset sink with mixer tap over, built-in double oven, electric hob, extractor over, space for fridge freezer, tiled floor, sash window, radiator

Utility Area

9' 10" x 8' 4" (3.00m x 2.54m)
Range of base and wall units, roll edge work top, double, glazed window, tiled floor, door to rear, door to:-

Rear Lobby/ Cloakroom

Low level WC, radiator, sash window, Butler sink, double glazed door to rear

First Floor Landing

Radiator, sash window

Bedroom One

14' 11" into recess x 13' 3" (4.55m into recess x 4.04m)
Four double glazed windows, exposed timber floor, radiator, ornate fireplace

Shower Room

Shower cubicle, bath, low level WC, wash hand basin, heated towel rail, sash window

Bedroom Two

12' 10" max x 10' 9" (3.91m max x 3.28m)
Exposed timber floor, radiator, sash window

Bedroom Three

11' 9" max x 9' 8" min (3.58m max x 2.95m min)
Exposed timber floor, sash window, radiator, ornate fireplace

Outside

To the front is off road parking with side gate that leads to the well stocked rear garden.



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welcome to

Avenue Road, King's Lynn

- Popular 'Walks' Area
- Semi Detached House
- Spacious Accommodation
- Three Bedrooms
- Two Reception Rooms

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers in excess of
£300,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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postcode not the actual property

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Property Ref:
KLN119421 - 0002

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