



**Regency Avenue, King's Lynn, PE30 4UF**

**welcome to**

## **Regency Avenue, King's Lynn**

William H Brown are delighted to offer to market this well presented, three bedroom home, located in close proximity to the Queen Elizabeth Hospital and local amenities. Viewing highly recommended!



## Entrance Hall

### Lounge

14' x 12' ( 4.27m x 3.66m )

Bay Window to Front, Radiator

### Kitchen/Diner

17' 7" x 10' 6" ( 5.36m x 3.20m )

Wall and Base Units, Sink and Mixer tap, Space for Cooker, Space for Washing Machine, Space for Freestanding Fridge/Freezer, Door to;

### Conservatory

12' x 18' 5" ( 3.66m x 5.61m )

Electric Heating

### Cloakroom

WC, Hand Wash Basin, Radiator

### Bedroom One

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

Window to front, Built in wardrobe, Radiator

### Bedroom Two

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

Window to rear, Radiator, Built in wardrobe

### Bedroom Three

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

Window to front, Radiator

### Bathroom

Bath, WC, Hand Wash Basin, Heated Towel Rail,

Airing Cupboard



**Ground Floor**



**First Floor**

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](http://www.focalagent.com)



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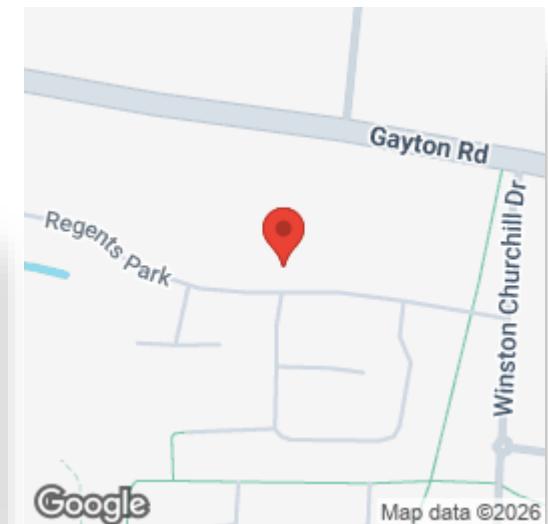
## Regency Avenue, King's Lynn

- End Terrace Home
- Three Bedrooms
- Close to Queen Elizabeth Hospital
- Kitchen/Diner
- Lounge

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £220,000



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Property Ref:  
KLN119403 - 0002



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