



32 Avenue Road, King's Lynn PE30 5NW

Offers Over
£200,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 3

Set along one of King's Lynn's most desirable streets, this three-bedroom mid-terrace home offers something increasingly hard to find, genuine potential in a location that already ticks all the boxes.

Step outside your front door and you're moments from The Walks, a beautiful green space perfect for morning strolls, weekend picnics or simply unwinding after a busy day. The train station is within easy reach too, making trips to London King's Cross or Cambridge refreshingly straightforward, while the town centre, schools and everyday essentials are all close by.

Inside, the house is ready for a fresh chapter. It does need updating, but that's exactly where the opportunity lies, a chance to shape each space around your own style and needs, rather than adapting to someone else's choices. The layout is generous and flexible, with three reception rooms offering plenty of options for living, dining, working from home or even opening things up to create a more contemporary feel.

Upstairs, you'll find three well-proportioned bedrooms, including a standout main bedroom with a beautiful bay window that fills the space with natural light. There's also a shower room, completing the accommodation.

Outside, the garden continues the theme of possibility. Fully enclosed and ready for transformation, it could become anything from a low-maintenance courtyard to a vibrant, green retreat filled with planting and personality.

Homes in this location rarely come up with so much scope to make your mark. If you're looking for a project that could truly become your home, this is one worth seeing.

Property Type: Terraced House

- Mid Terraced House
- Three Double Bedrooms
- No Onward Chain
- Fabulous Location - Close to Walks Park
- Updating Required
- Walking Distance to Train Station and Town Centre
- Gas Central Heating
- Three Reception Rooms
- Bay Fronted Main Bedroom
- Huge Potential to Improve

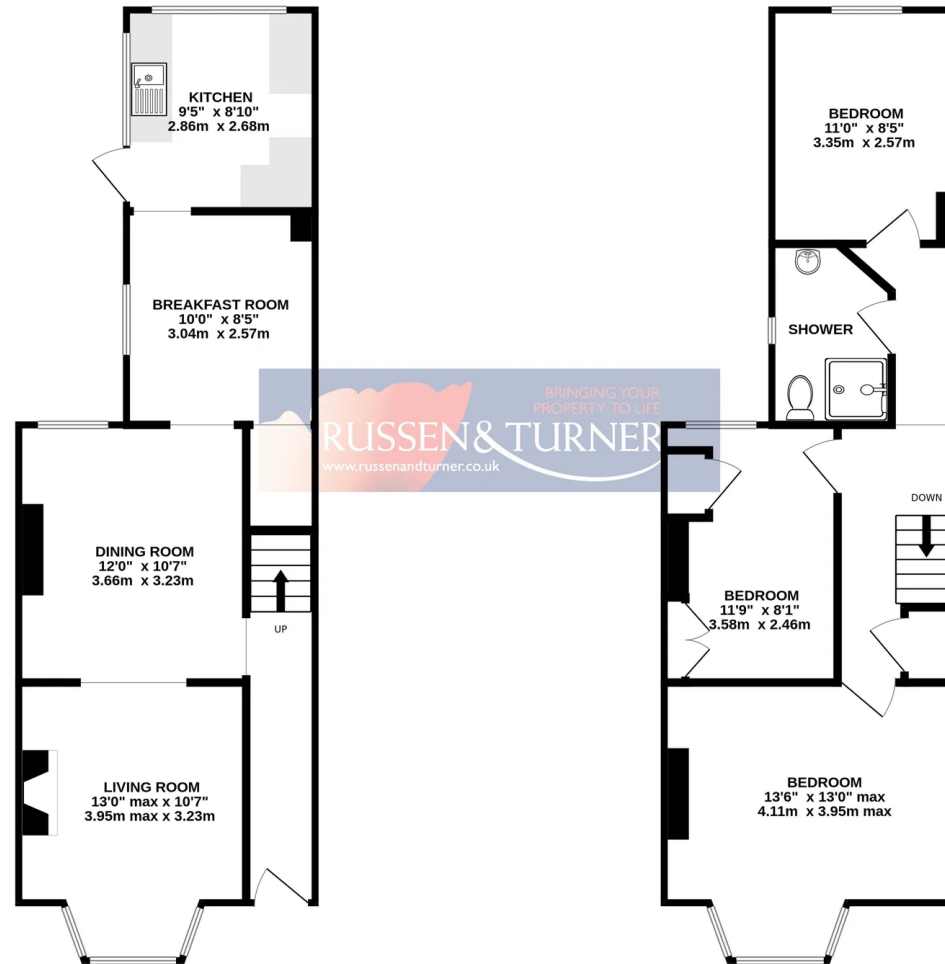
Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.

1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.5 sq.m.) approx.

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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