





Queens Avenue, King's Lynn, PE30 5LR

william h brown

welcome to

Queens Avenue, King's Lynn

Offering plenty of space for first-time buyers and growing families, this generous home combines bright, comfortable living with a private garden to enjoy. Conveniently placed close to the town centre, schools and everyday amenities, it’s offered with no onward chain.













Accommodation:
Double-glazed entrance door to:

Entrance Hall
Door to the front. Stairs leading to the first floor landing.

Lounge/Diner
26' 10" into bay x 12' 7" max (8.18m into bay x 3.84m max)
Double-glazed bay window to the front. Radiator. Feature fireplace. Opening to:

Kitchen/ Breakfast Room
14' 2" x 9' 3" (4.32m x 2.82m)
This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, space for a cooker & space for an under-counter fridge. Double-glazed window to the side.

Utility Room
6' 7" x 9' 4" (2.01m x 2.84m)
Double-glazed window to the side. Double-glazed door to the side.

Cloakroom
Fitted with WC, wash hand basin. Double-glazed window to the side.

First Floor Landing
Stairs from the entrance hall, loft access

Bedroom One
12' x 16' 2" into recess (3.66m x 4.93m into recess)
Double-glazed window to the front. Feature fireplace. Radiator.

Bedroom Two
11' 11" x 10' 3" (3.63m x 3.12m)
Double-glazed window to the rear. Radiator.

Bedroom Three
7' 10" x 9' 3" max (2.39m x 2.82m max)
Double-glazed window to the side. Radiator.

Bathroom
Fitted with WC, wash hand basin & bath. Double-glazed window to the side.

Outside
To the rear of the property, the low-maintenance garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Queens Avenue, King's Lynn

- 3 bedroom mid-terraced house
- Chain free!
- Enclosed garden
- Central location with excellent transport links
- Deceptively spacious

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

offers in excess of

£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN120279

The Property Ombudsman

Property Ref:
KLN120279 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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