



Desirable location - 30 King's Avenue, PE30 5NS

£220,000

What3Words: cotton.evenly.stable

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

A home with more to offer than first meets the eye, this well-positioned property on the popular cul-de-sac of King's Avenue combines generous living space, exciting future potential, and a location that places everyday convenience right on your doorstep.

Whether it's a stroll through The Walks, a short journey to the train station, or easy access into the town centre, this is a home that makes life simple. Inside, the accommodation includes a spacious lounge and an impressive kitchen / dining room measuring over 18ft, creating a sociable heart to the home. French doors open directly onto the west-facing garden, allowing natural light to flood in and providing the perfect setting for summer evenings. There are two comfortable double bedrooms and a family bathroom fitted with a three-piece suite, including a bath with shower over. A particularly exciting feature is the partially completed garage conversion, complete with pitched roof, which offers tremendous scope to create a second reception room, garden room, home office, or an extension of the kitchen space. Outside, the generous rear garden enjoys a good degree of privacy, while off-road parking, a detached garage, gas central heating, double glazing, and the added advantage of no onward chain complete the package.

Disclaimer

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.

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.

All measurements are provided as a guide and may not be exact.

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.

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.

Tenure: Freehold

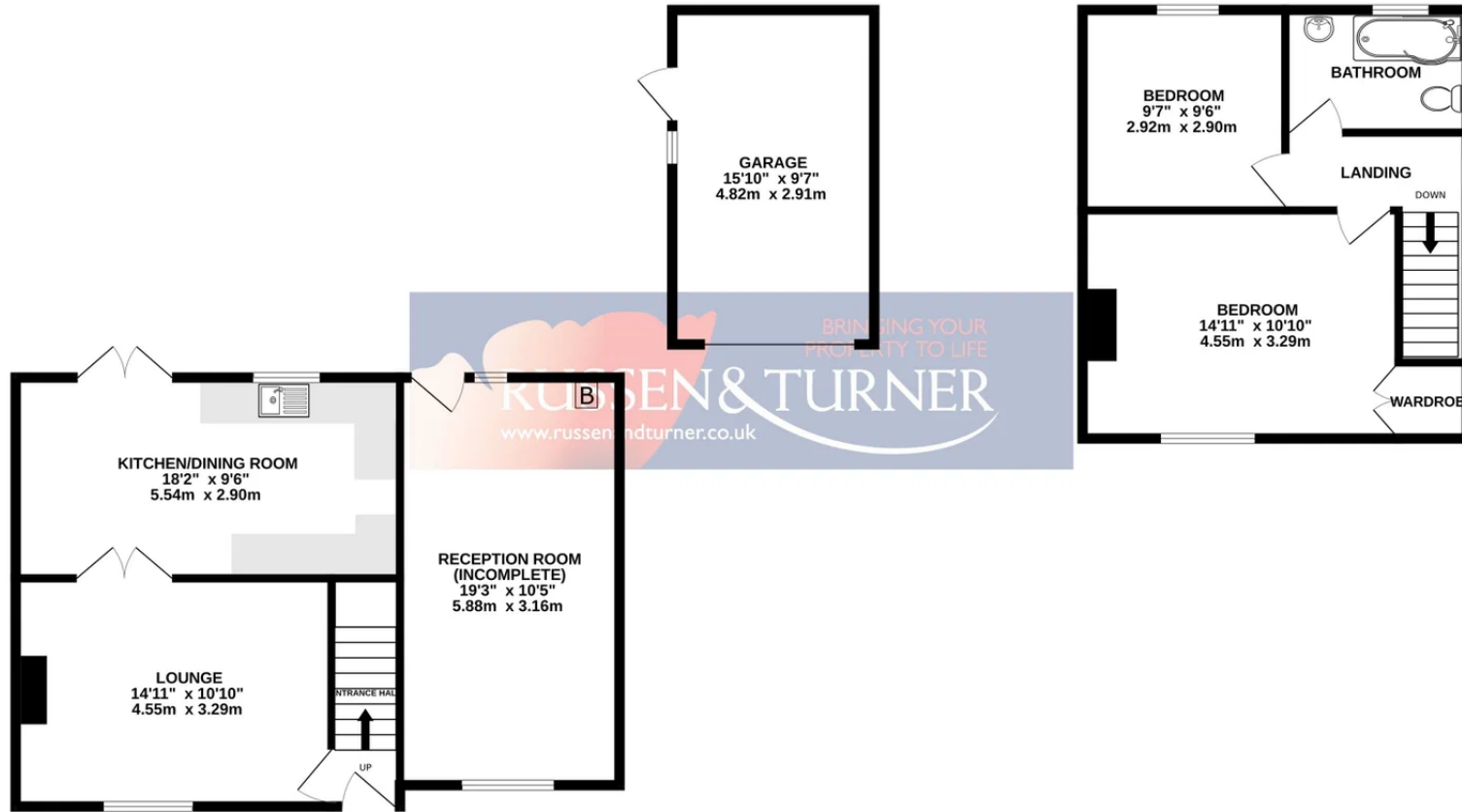
Property Type: Semi Detached House

- Semi-detached house
- 2 Double bedrooms
- 18ft+ Kitchen / dining
- Spacious lounge
- Garage conversion(part finsihed)
- West facing garden
- Detached Garage & Parking
- No onward chain
- Close to Town and amenities
- Gas central heating



GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.

1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.4 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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