

LANDLES



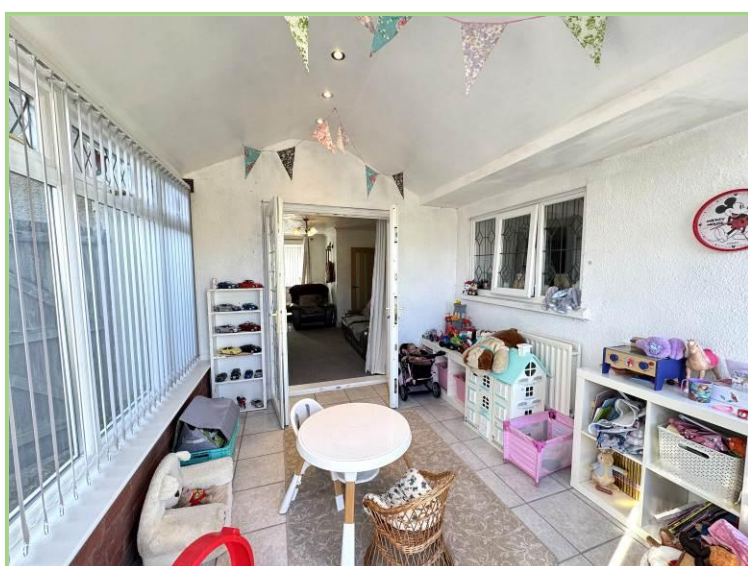
7 Bunnett Avenue | King's Lynn | Norfolk

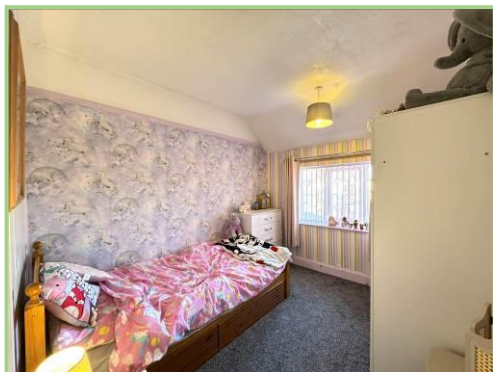


The semi-detached 3 bedroom family house with good sized rear garden in the convenient location of South Lynn – Close to all local amenities. Well laid out accommodation with the significant benefit of having been recently Re-Roofed.

Purchase Price £185,000

Folio: B/526ts





- Entrance Hall
- Living Room
- Conservatory
- Breakfast Kitchen
- Downstairs WC



- Stairs to First Floor Landing
- 3 Bedrooms
- Shower Room
- Front & Rear Gardens
- Recently Re-Roofed

7 Bunnett Avenue is a 3 bedroom semi-detached family house positioned in the residential location of South Lynn. This is a most convenient location for access to all local amenities being within 2 miles of both King's Lynn town centre and the Hardwick Retail Park, with the town centre accessible via the footpath running along the river Great Ouse onto the South Quay. The accommodation is well laid out for family living and includes the useful addition of a conservatory, used by the current owners as a children's playroom. Of particular note and at expense, the Vendor has had the property re-roofed within the past year with all new tiles along with the fitting of new carpets to stairs, landing and all three bedrooms.

The accommodation comprises;

Entrance Hall

With UPVC front entrance door, understairs cupboard, additional storage cupboard, radiator and room thermostat.

Living Room

18' x 11' 11" (5.49m x 3.63m) (max)

Dual aspect with bay window to front, French doors into the Conservatory, fireplace with wooden surround & hearth, gas back boiler, radiator, television aerial point & telephone point.

Conservatory

10' x 9' 10" (3.05m x 3m)

With dwarf brick walls, double glazing, roof with lightweight tiles and plastered ceiling. French doors to the garden, tiled floor, radiator and ceiling spotlights.

Breakfast Kitchen

16' x 8' 1" (4.88m x 2.46m)

With fitted wall & base units, fitted worktops, stainless steel 1½ bowl sink with drainer & monobloc tap, space for a freestanding electric cooker with extractor above, plumbing & space for a washing machine, plumbing & space for a dishwasher, tiled floor and tiled surrounds.

Rear Entrance Lobby

With UPVC door to the garden and tiled floor.

Downstairs WC

With low level WC, tiled floor and loft hatch.

Stairs to First Floor Landing

With loft hatch.

Bedroom 1

11' 10" x 10' 9" (3.61m x 3.28m)

With airing cupboard housing hot water cylinder.

Bedroom 2

8' 2" x 8' 2" (2.49m x 2.49m)

Bedroom 3

8' 6" x 6' 11" (2.59m x 2.11m)

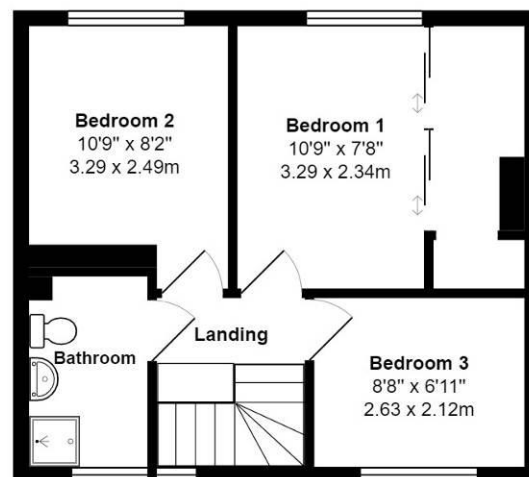
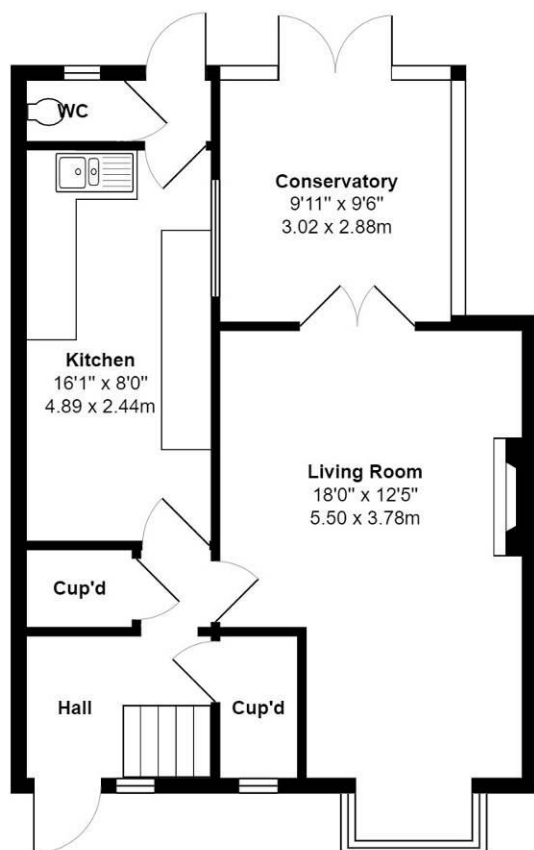
Shower Room

8' x 7' 11" (2.44m x 2.41m)

With wetroom flooring & drain, low level WC, wall mounted hand basin with electric water heater, electric shower, wetwall boarding & tiles, extractor and radiator with TRV.

Outside

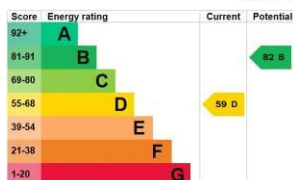
The front garden area is bordered by walling with metal railings and metal gate. There is a concrete pathway leading to the front door with surrounding laid to slate chippings. The rear garden is mostly laid to lawn with planting border and concrete paving. There is a useful pathway at the side of the property affording external access to the front and pathway running down the garden to the **Timber Garage** 16' x 10' 7" (4.88m x 3.23m) with vehicular access.



Bunnett Avenue, King's Lynn

Total Area: 934 ft² ... 86.8 m²

Illustration Layout - For identification purposes only. Measurements are approximate. Not to scale. Copyright © LANDLES



Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "A" with a current annual charge of £1,602.96, 2026/2027.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.



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