



RUSSEN & TURNER
www.russenandturner.co.uk

9 Smith Avenue, King's Lynn PE30 2BQ

£155,000

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

A Place to Call Your Own - Just Moments from King's Lynn Town Centre

Tucked away just a short stroll from the heart of King's Lynn town centre and train station, this welcoming three-bedroom mid-terraced home is ready for its next chapter and it could be yours.

Step through the front door and into the entrance hall, where you immediately get a sense of the space and potential this home has to offer. Straight ahead, the house opens up into a generous 19ft kitchen diner – the true heart of the home. Whether it's your first Sunday roast with family, friends gathered around the table, or quiet evenings planning the week ahead, this is a space designed for real living. Just beyond, a handy additional storage area keeps the practical bits neatly out of sight.

Wander back towards the front of the property and you'll find the spacious living room, a room that invites you to slow down and relax. With double doors leading out into the rear garden, natural light pours in, creating a bright and airy feel. In the warmer months, throw the doors open and let the inside flow effortlessly outdoors; in the winter, picture cosy nights in with the curtains drawn and your favourite film on.

Upstairs, there's room to grow. All three bedrooms are generously proportioned, offering flexibility whether you need space for guests, a home office, or perhaps a future nursery. The modern family bathroom serves the upstairs, fresh and functional for busy mornings or a long soak at the end of the day.

Yes, the property would benefit from a little updating, but that's where the magic lies. With new carpets underfoot and a fresh lick of paint on the walls, you can truly make this home reflect your style and personality. It's a blank canvas, waiting for someone to bring it to life.

For first-time buyers dreaming of a place to call their own, this home offers space, location and exciting potential, all within easy reach of everything King's Lynn has to offer. It's not just a house; it's the start of something special.

Property Type: Terraced House

- Terraced House
- Three Bedrooms
- No Onward Chain
- Ideal First Home
- Close to King's Lynn Town Centre & Train Station
- Double Glazed
- Gas Central Heating
- 19ft Kitchen/Diner
- Council Tax Band A
- Modern Family Bathroom

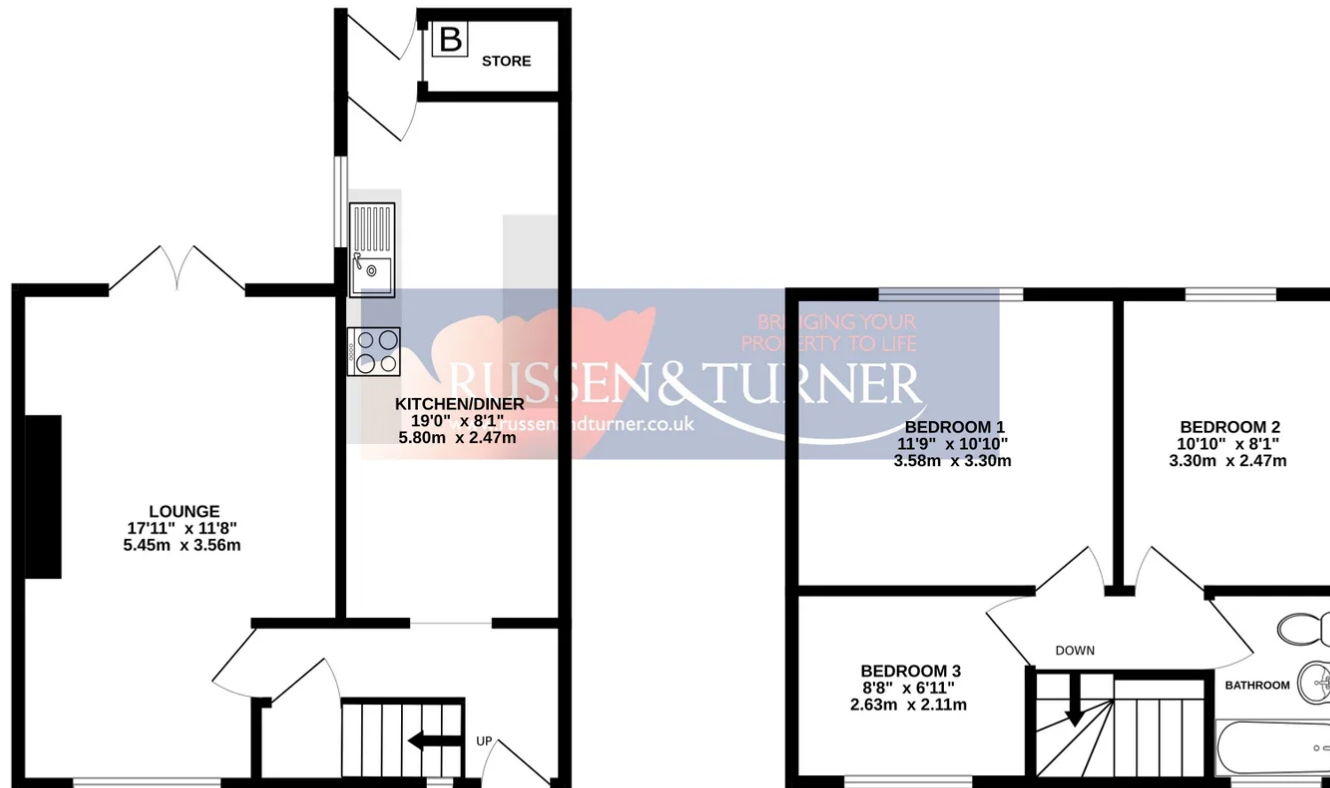
Disclaimer

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
427 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR
351 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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