

LANDLES



7 Bunnett Avenue | King's Lynn | Norfolk



The semi-detached 3 bedroom house with good sized rear garden situated in South Lynn - a convenient location for access to all town amenities.
Offered to the market with No Onward Chain

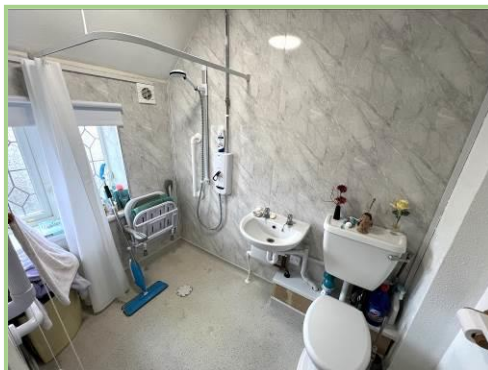
Purchase Price £180,000

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



- Stairs to First Floor Landing
- 3 Bedrooms
- Wet Room
- Front & Rear Gardens
- No Onward Chain

7 Bunnett Avenue is a semi-detached 3 bedroom house with generous garden in the residential location of South Lynn. Conveniently situated, this location offers easy access to a range of local amenities within the immediate vicinity, in the town centre and on the nearby Hardwick Retail Park. Now offered to the market with no onward chain, this property presents an ideal first time buy or investment property with the opportunity to update to a new owners specification. The accommodation comprises;

Entrance Hall

With UPVC & glazed front entrance door, understairs cupboard, additional storage cupboard, radiator, room thermostat and BT telephone point.

Living Room

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

With bay window to the front, fireplace with wooden surround and hearth, gas back boiler, radiator, television aerial point and French doors to the conservatory.

Conservatory

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

With dwarf brick walls, double glazing, French doors to the garden, tiled floor, radiator and ceiling spotlights. Roof has been replaced with a modern synthetic plastic roof tiles.

Breakfast Kitchen

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

With fitted wall & base units, fitted worktops, stainless steel 1 ½ bowl sink with drainer & monobloc tap, point & space for an electric cooker with extractor above, point & space for a washing machine, point & space for a tumble dryer, tiled surrounds, tiled floor, and radiator.

Rear Entrance Lobby

With UPVC and glazed door and tiled floor.

Downstairs WC

With low level WC, tiled floor and hatch to roof space.

Stairs to First Floor Landing

With hatch to roof space.

Bedroom 1

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

With built in cupboards and cupboard housing hot water cylinder with immersion.

Bedroom 2

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

Bedroom 3

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

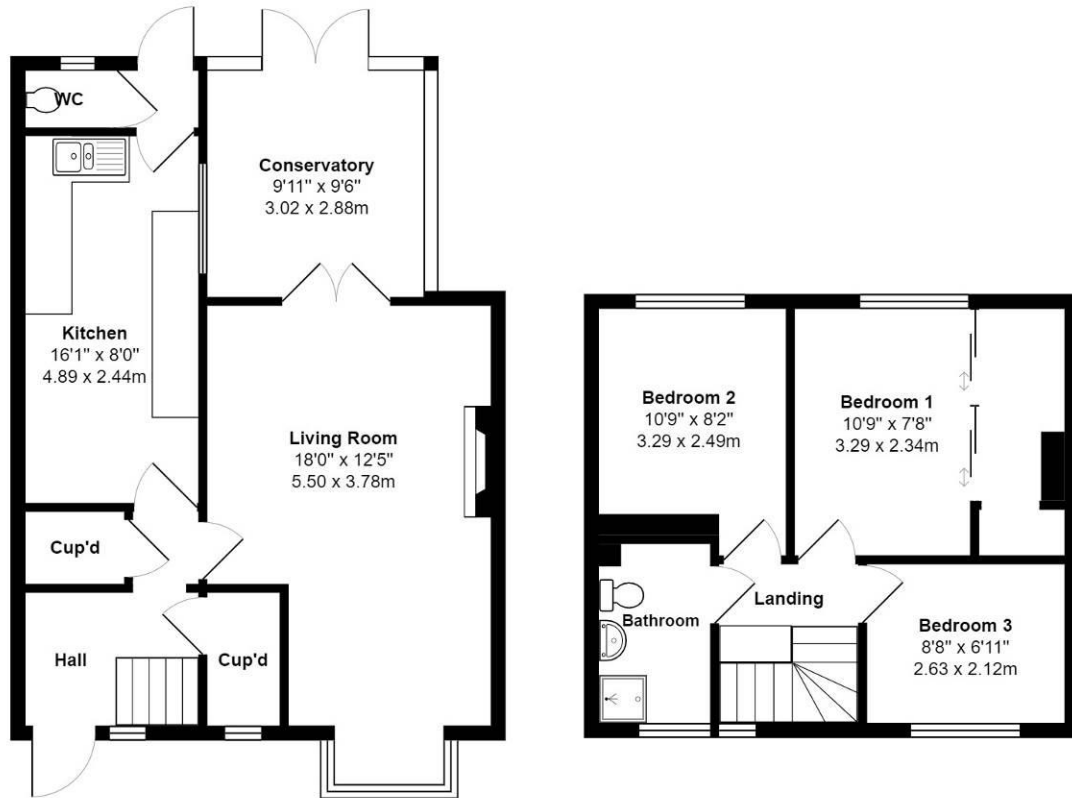
Wet Room

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

With low level WC, hand basin, electric shower, wet room flooring, laminate wall boarding, extractor and radiator with thermostat.

Outside

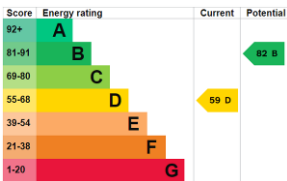
The property benefits from a rear garden mostly laid to lawn with concrete patio and pathway leading to the useful additional of a timber **Garage 16' x 10'7"**



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 £1,459.27, 2024/2025.

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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LANDLES

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