



**Smith Avenue, King's Lynn, PE30 2BQ**



**welcome to**

**Smith Avenue, King's Lynn**

Located in North Lynn which has a good range of local amenities and a primary school is this well presented recently refurbished three bedroom semi detached house which is being offered with no onward chain. Viewing highly recommended.



### Entrance Door To:-

### Entrance Hall

Radiator, wood effect laminate floor, stairs to first floor

### Lounge

16' 2" x 10' 9" ( 4.93m x 3.28m )

Double glazed window, wood effect laminate floor, radiator

### Kitchen/ Breakfast

16' 1" x 8' 7" ( 4.90m x 2.62m )

Range of base and wall units, roll edge work top, inset sink with mixer tap over, space for cooker, washing machine and fridge freezer, wood effect laminate floor, two double glazed windows

### Utility Area

6' x 5' 4" ( 1.83m x 1.63m )

Double glazed windows, door to rear,

### Cloakroom

Low level WC, radiator, wood effect laminate floor

### First Floor Landing

Loft hatch, double glazed window, storage cupboard

### Bedroom One

9' 6" x 9' 5" ( 2.90m x 2.87m )

Double glazed window, radiator

### Bedroom Two

10' 9" x 9' 6" ( 3.28m x 2.90m )

Double glazed window, radiator

### Bedroom Three

10' 9" x 6' 3" ( 3.28m x 1.91m )

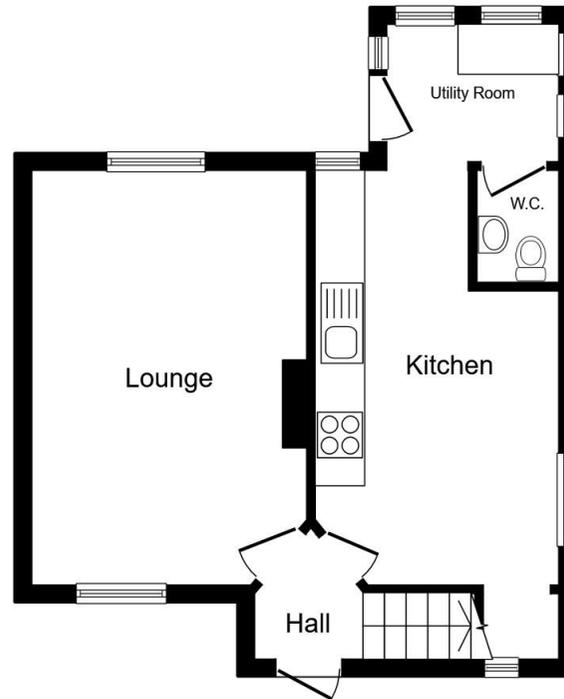
Double glazed window, radiator

### Shower Room

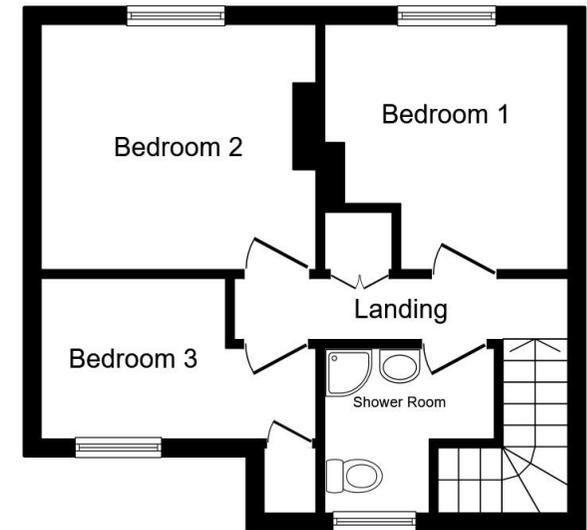
Shower cubicle, tiled walls, double glazed window heated towel rail, wood effect laminate floor

### Outside

Enclosed gardens to both front and rear



Ground Floor



First Floor

Total floor area 73.6 m<sup>2</sup> (792 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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welcome to

## Smith Avenue, King's Lynn

- Located Close to Local Amenities
- Semi Detached House
- Recently Refurbished
- Replaced Kitchen and Bathroom
- Fresh Flooring Throughout

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

offers in excess of

**£170,000**



Please note the marker reflects the  
postcode not the actual property

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