



Queens Avenue, King's Lynn, PE30 5LR

welcome to

Queens Avenue, King's Lynn

William H Brown are delighted to offer to market this beautifully presented spacious two bedroom semi detached home, located in a popular area close to local amenities and town centre of Kings Lynn. Viewing highly recommended!



Entrance Hall

Radiator

Lounge

Bay Window to Front, Radiator, Archway to;

Dining Room

Radiator, Window to Rear

Kitchen

Wall and Base Units, Sink and Mixer Tap, Integrated Oven, Grill and Microwave, Electric Hob, Integrated Dishwasher, Space for Freestanding Fridge/Freezer, Window to Side

Utility Room

Base Unit, Space for Washing Machine and Tumble Dryer, Door to Side, Radiator

Cloakroom

WC, Hand Wash Basin, Radiator

Conservatory

Windows to Rear Garden, Sliding Doors to Rear Garden

Bedroom One

Windows to Front, Radiator

Bedroom Two

Window to Rear, Radiator

Bathroom

Bath, Shower, WC, Hand Wash Basin, Window to Rear

Outside

Enclosed Rear Garden with Patio Area and Remainder Laid to Lawn, Garage



Total floor area 96.4 m² (1,038 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



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Queens Avenue, King's Lynn

- Beautifully Presented Throughout
- Two Bedroom Semi Detached Home
- Lounge and Dining Room
- Kitchen and Utility
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119806



Property Ref:
KLN119806 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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