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www.geoffreycollings.co.uk

Price £200,000 Freehold



33 Milton Avenue, King's Lynn, King's Lynn, Norfolk, PE30 2QQ

A well presented mature semi-detached house offering accommodation including:- Entrance Hall, Living Room and Kitchen/Diner to the ground floor along with Landing, Three Bedrooms and Shower Room to the first floor. The property which benefits from UPVC double glazing and gas central heating has gardens to the front and rear, along with an integral outside WC to the rear. There is a driveway entrance for off-road parking but there is not a dropped kerb from the highway.

The property is situated in a popular residential area within King's Lynn. Kings Lynn is a large market town which offers a good range of facilities including Alive Leisure centre, swimming pool, shops, pubs, restaurants, the popular historic Quay area and the North Norfolk coast is approximately 30 minutes drive. Kings Lynn has a main line rail link to Ely, Cambridge and London Kings Cross.

For further details and viewing arrangements in respect of the property, please contact our **KINGS LYNN** office of Geoffrey Collings & Co.

GROUND FLOOR

COMPOSITE ENTRANCE DOOR TO:-

ENTRANCE HALL

Textured and coved ceiling, laminate flooring, telephone socket, single radiator, stairs to first floor landing, under stairs cupboard, doors to:-

LIVING ROOM

12'11 max x 10'11 (3.94m max x 3.33m)

Papered and coved ceiling, wood laminate flooring, power points, telephone socket, cast iron effect radiator, UPVC double glazed window to front, feature wood and tiled fireplace with inset living flame effect electric fire.

KITCHEN/DINER

18'10 max narrowing to 10'10 x 10'11 max narrowing (5.74m max narrowing to 3.30m x 3.33m max narrowing)

Papered and coved ceiling, wood laminate flooring, power points, single radiator, UPVC double glazed windows to the side and rear, plumbing provision for washing machine, built-in storage cupboard, cupboard housing gas fired boiler supplying domestic hot water and radiators, range of matching wall and base units with round edged work surfaces over, under cupboard lighting, plinth lights, tiled splash backs, one and a half bowl ceramic sink unit with single drainer and mixer tap over, 'stoves' gas cooker with extractor hood over, space for fridge/freezer.

FIRST FLOOR

LANDING

Textured and coved ceiling, access to roof space, wood laminate flooring, doors to:-

BEDROOM 1

10'11 x 9'11 min (3.33m x 3.02m min)

Textured and coved ceiling, ceiling light/fan, wood laminate flooring, power points, double radiator, UPVC double glazed window to front, full width built-in wardrobe with sliding doors.

BEDROOM 2

11'0 x 9'1 (3.35m x 2.77m)

Papered and coved ceiling, power points, single radiator, UPVC double glazed window to rear.

BEDROOM 3

7'7 x 7'3 min (2.31m x 2.21m min)

Textured ceiling, wood laminate flooring, power points, single radiator, UPVC double glazed window to rear, airing cupboard housing hot water cylinder and built-in storage cupboard both with sliding doors.

SHOWER ROOM

5'3 x 5'2 (1.60m x 1.57m)

Composite panelled ceiling with inset LED spotlights, wall extractor, UPVC double glazed window to front, heated towel rail, composite wall panelling, corner quadrant shower cubicle with fitted electric shower, drawer vanity unit with inset wash hand basin and lit vanity mirror over, low level WC.

OUTSIDE

FRONT

Garden laid mainly to gravel with inset shrubs and plants, concrete path to the front entrance door and concrete path across the front to the side with a gate giving pedestrian access to the rear. (our vendors currently park their car on the front, although there is no dropped kerb access to the property).

REAR

A well maintained garden laid mainly to lawn and enclosed mainly by fencing with shaped borders containing mature shrubs and plants, outside tap, steel garden shed. There is also an outside WC (integral to the house) with power and lighting, UPVC double glazed window to the side, low level WC and wash hand basin.

ADDITIONAL NOTES

ENERGY RATING

EPC-D

COUNCIL TAX

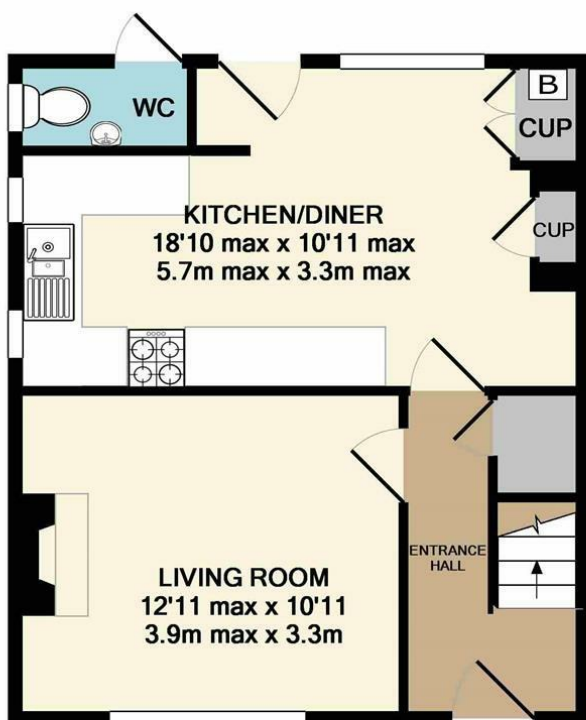
Council Tax Band - B = £1,390.65 for 2019/20

SERVICES

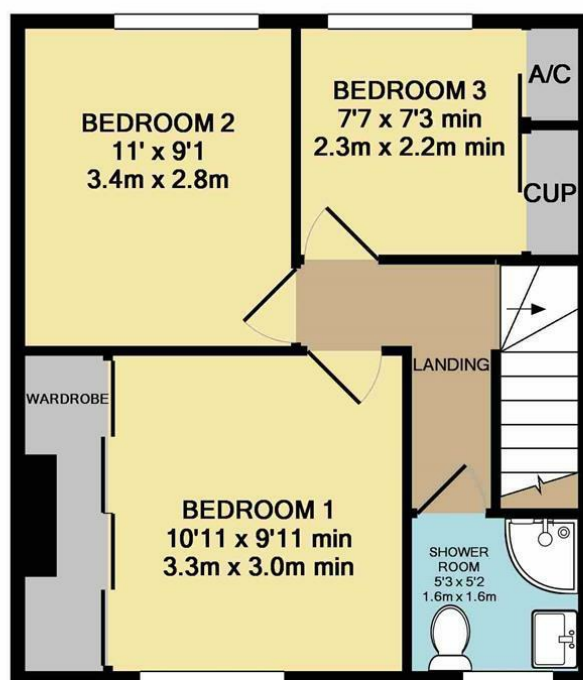
We understand there is a main supply of gas, electricity, water and drainage installed to the property.

DIRECTIONS

Leave our King's Lynn office by heading down Railway Road and at the bottom bear right into Austin Street following the road round and keeping in the left hand lane into Gaywood Road. Continue over Doddmans Bridge, over a set of traffic lights and at the next set of traffic lights turn right into Tennyson Avenue. Continue past the College on your right and then take the next right into Milton Avenue. Turn left and the property will be found further along on the left hand side.



GROUND FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.3 SQ.M.)

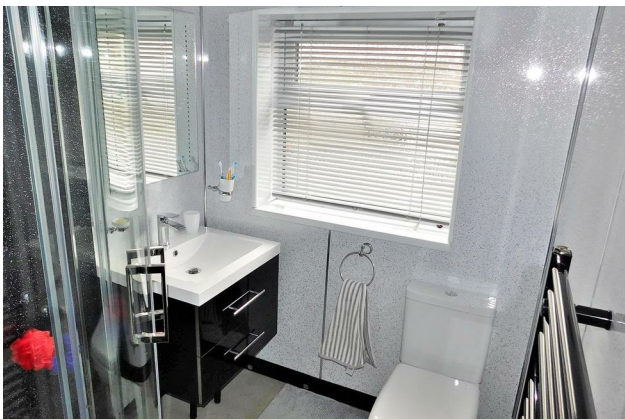


1ST FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 820 SQ.FT. (76.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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