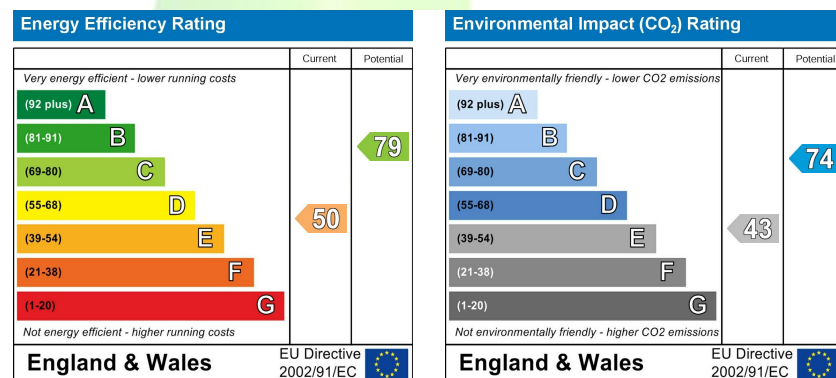


DIRECTIONS

From King's Lynn town centre travel along John Kennedy Road and at the traffic lights turn right into Loke Road, turn left onto Raby Ave then left onto Smith Avenue where the property can be found on the right hand side easily identified by our For Sale board.



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



14 Smith Avenue King's Lynn Norfolk PE30 2BQ

**THREE BEDROOM SEMI DETACHED HOUSE WITH PARKING AND
LARGER THAN AVERAGE GARDEN - NO UPWARD CHAIN**

King's Lynn

£135,000 Freehold



HALLWAY

LOUNGE 16'5 x 10'11 (5.00m x 3.33m)
Telephone and TV sockets. Double and single radiators. French doors to rear garden. Window to front aspect.

KITCHEN/DINER 16'3 x 9'9 (4.95m x 2.97m)
Wall, base and drawer units. Space for washing machine, dishwasher and tumble dryer. Double radiator. Under stairs cupboard. Windows to side and rear aspects.

REAR LOBBY 7'1 x 5'10 (2.16m x 1.78m)

DOWNSTAIRS W.C. 4'5 x 2'9 (1.35m x 0.84m)

LANDING
Storage cupboard. Loft access.

BEDROOM 1 10'11 x 9'8 (3.33m x 2.95m)
Double radiator. Window to rear aspect.

BEDROOM 2 9'9 max x 9'8 max (2.97m max x 2.95m max)
Double radiator. Boiler. Window to rear aspect.

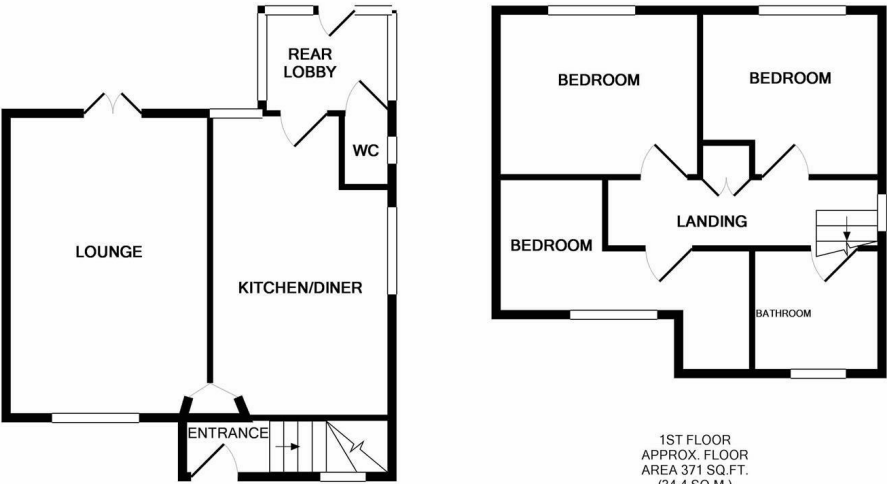
BEDROOM 3 11'0 max x 6'7 max (3.35m max x 2.01m max)
Double radiator. Window to front aspect.

BATHROOM 6'9 max x 6'7 max (2.06m max x 2.01m max)
Three piece suite comprising bath, wash hand basin and w.c. Double radiator. Window to rear aspect.

FRONT GARDEN

REAR GARDEN

We are delighted to offer this three bedroom semi detached house with parking for four cars and double gates leading to the rear. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, lounge, kitchen/diner, w.c and rear lobby on the ground floor with three bedrooms and bathroom on the first floor. Rear garden is L-Shaped, larger than average with gravel areas, hardstanding, apple and pear trees, wooden workshop and garden shed. No Upward Chain.



GROUND FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 776 SQ.FT. (72.1 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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