



**Price £155,000 Freehold**



**42 Queen Elizabeth Avenue, Gaywood, King's Lynn, Norfolk, PE30 4BX**

A mature semi-detached bungalow offering accommodation including:- Entrance Porch, Living Room, Kitchen, Inner Hall, Utility, Two Bedrooms and Shower Room. The property which benefits from UPVC double glazing and gas central heating has well maintained gardens to the front and rear, along with off-road parking and a useful outbuilding/store.

The property is situated in a popular location on the outskirts of King's Lynn. King's 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. King's Lynn also has the benefit of a main line rail link to Ely, Cambridge and London Kings Cross.



**UPVC ENTRANCE DOOR:-**

**ENTRANCE PORCH**

3'8 x 3'3 (1.12m x 0.99m )

Skimmed and coved ceiling, single radiator, cupboard housing electric meter, door to:-

**LIVING ROOM**

14'10 max x 10'4 (4.52m max x 3.15m)

Textured ceiling, power points, single radiator, satellite ariel, telephone socket, UPVC double glazed window to front, fitted gas fire set in a tiled surround and hearth, built-in storage cupboard, door to inner hall, opening through to:-

**KITCHEN**

9'9 x 7'10 (2.97m x 2.39m)

Textured and coved ceiling, vinyl floor covering, power points, single radiator, UPVC double glazed windows to the rear, range of matching wall and base units with round edged work surfaces over, stainless steel sink, space for cooker, gas point, space for fridge/freezer, built-in cupboard.

**INNER HALL**

5'8 x 5'4 (1.73m x 1.63m)

Textured and coved ceiling, access to roof space, built-in storage cupboard, doors to bedrooms and shower room, sliding door to:-

**UTILITY**

5'9 x 4'0 (1.75m x 1.22m )

Skimmed and coved ceiling, power points, single radiator, work surface with cupboard under, plumbing provision for washing machine, gas fired boiler supplying domestic hot water and radiators, UPVC double glazed door to rear garden.

**BEDROOM 1**

11'11 max x 10'4 (3.63m max x 3.15m )

Textured and coved ceiling, power points, telephone point, single radiator, UPVC double glazed window to front, built-in storage cupboard.

**BEDROOM 2**

8'11 x 8'2 (2.72m x 2.49m )

Textured and coved ceiling, power points, television point, single radiator, UPVC double glazed window to rear, built-in storage cupboard.

**SHOWER ROOM**

7'8 x 4'10 (2.34m x 1.47m )

Skimmed and coved ceiling, vinyl floor covering, fitted towel rail, single radiator, full height ceramic wall tiling, quadrant shower cubicle with fitted system mixer shower, pedestal wash hand basin, ow level WC.

**OUTSIDE**

**FRONT**

The property has a walled frontage with double gates and a single gate. Garden laid mainly to gravel with a central patio area supplying car standing, raised paved area across the front of the bungalow with steps in the middle leading up to the front entrance door, paved path down the right side of the property leading to a gate giving pedestrian access to the rear.

**REAR**

Garden laid partly to lawn and partly to patio paving, inset tress and plants, paved path across the rear of the property leading down the right side. two garden sheds, useful outbuilding/store.

**ADDITIONAL NOTES**

**ENERGY RATING**

EPC- TBC

**COUNCIL TAX**

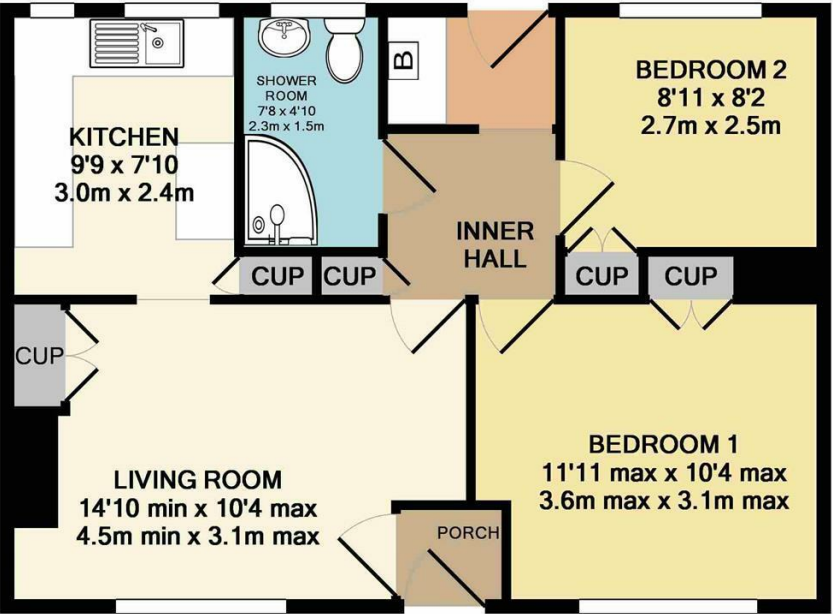
Council Tax Band - A = £1,191.98 for 2019/20

**SERVICES**

We understand there is a main supply of Gas, Electricity, Water and Drainage installed to the property.

**DIRECTIONS**

Leave our King's Lynn by heading out of town on Gaywood Road and at the traffic lights by Gaywood clock tower keep in the left hand lane and bear left into Wootton Road. Continue on this road passing Rosebery Avenue on your right and then turn right into Queen Elizabeth Avenue. Follow the road all the way to the bottom and the property will be found on the right hand side identified by our For Sale board.



TOTAL APPROX. FLOOR AREA 542 SQ.FT. (50.3 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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