



## 18 Milton Avenue , King's Lynn, PE30 2QH

**DRAFT DETAILS**

22970



**\* Semi-Detached Bungalow \* Four Bedrooms \* 17ft Living Room \*  
\* Cul-de-sac \* No Onward Chain \* Gas Central Heating \***

# £209,995

**ESTATE AGENTS**

17 High Street, King's Lynn, Norfolk PE30 1BP | Tel: 01553 768187 | Fax: 01553 767971

Russen & Turner is the trading name of Russen and Turner Ltd  
A company registered in England & Wales. Company No. 4899005  
Registered Office: 11 King Street, King's Lynn, Norfolk PE30 1ET

## **BRIEF DESCRIPTION:**

Russen & Turner are delighted to offer to the market this well presented, four bedroom, semi-detached bungalow set in a cul-de-sac.

Coming to the market with no onward chain this bungalow offers a good level of flexible accommodation which briefly comprises; Entrance porch, 17ft living room with feature fire, the inner hallway has two large cupboards and leads you onto the kitchen/diner with modern fitted units, electric hob and oven and integrated fridge/freezer. Off of the kitchen is the conservatory with double doors into the garden. There are four well proportioned bedrooms, the third bedroom has a skylight. The modern family bathroom has a three piece suite and shower over the bath.

To the front of the property there is brick weave off-road parking and access to the rear garden. The rear garden offers a good degree of privacy, has a patio area, a garden laid to lawn, a covered seating area, a small pond and a garden shed.

The home has PVCu double glazing and gas fired central heating.

**Council Tax Band: A.**

## **EPC RATING: D**

## **LOCATION:**

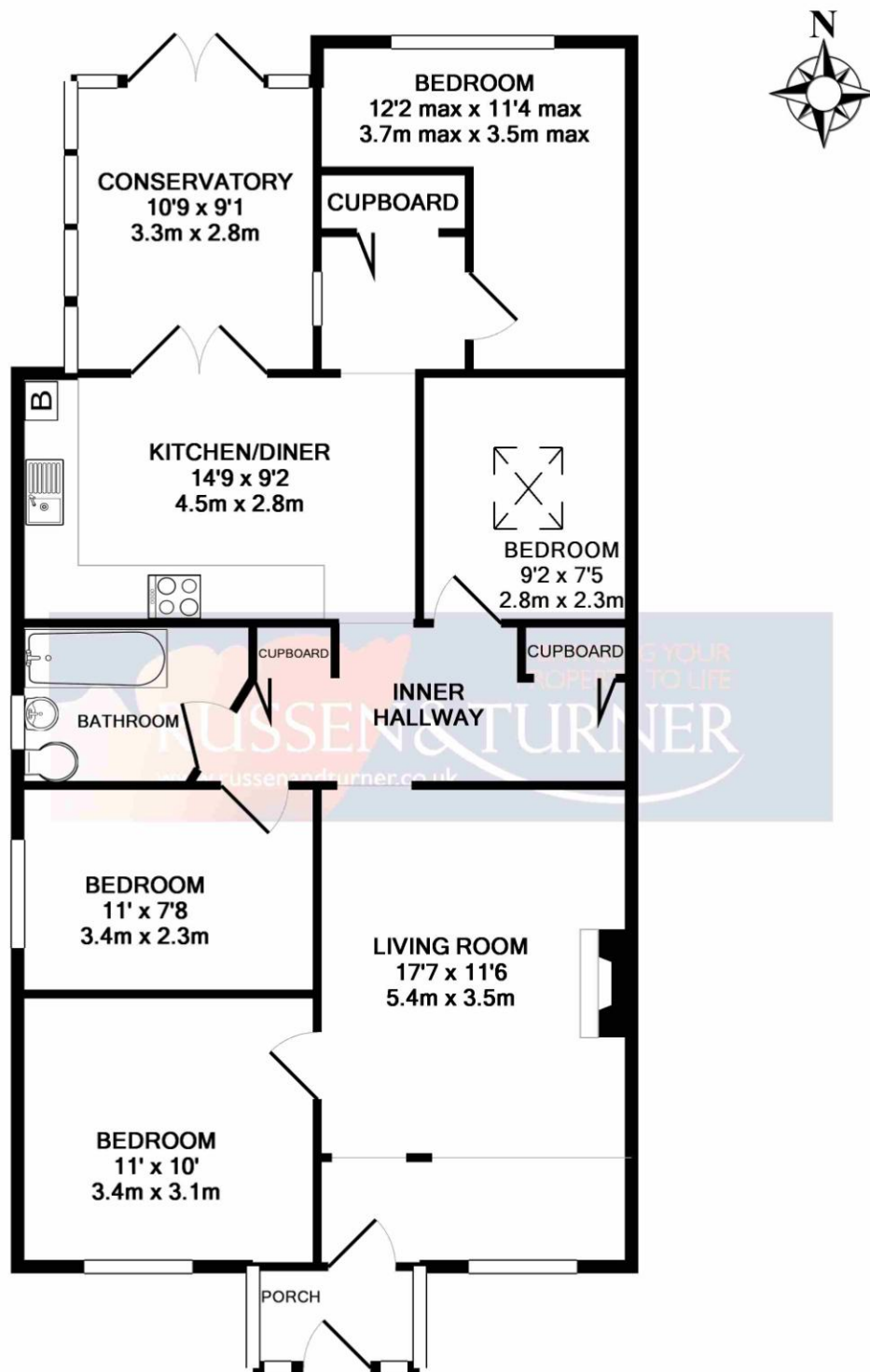
King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under conservation area and there are many listed buildings (please be aware of this). The town is situated approximately 45 miles from Norwich City centre, approximately 105 miles from London and approximately 16 miles from the coastal town of Hunstanton.

## **HOW WE CAN HELP:**

If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.







TOTAL APPROX. FLOOR AREA 999 SQ.FT. (92.8 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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