



25 Kings Avenue, King's Lynn, PE30 5NS

22914



- * Semi-detached house * 2 Bedrooms * 2 Reception Rooms *
- * Ground floor W.C. * Gas central heating * No chain *

£165,000

ESTATE AGENTS

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A company registered in England & Wales. Company No. 4899005
Registered Office: 11 King Street, King's Lynn, Norfolk PE30 1ET

BRIEF DESCRIPTION:

Offered to the market with no onward chain is this 2 bedroom, semi-detached house which is located in 'The Walks' area of Kings Lynn, a short walk to the train station. The house has been extended over the years and offers accommodation which briefly comprises: entrance hall, lounge with feature fireplace, inner hallway, W.C. with under-stairs storage which houses the boiler, 17ft6 dining room with views and a door to the rear garden and kitchen. To the 1st floor is the bathroom and 2 bedrooms with a door off the main bedroom which leads to stairs to the large loft space.

Outside to the front of the house a set of gates leads to the shingled front garden with pathway and gate to the rear garden. The rear garden offers a good degree of privacy and is laid to lawn with a patio area, mature shrubs and trees, a garden shed, pergola and fencing to the boundaries.

The property has gas central heating and is mostly double glazed.

N.B. There is some damp at the house, the owner has had a survey carried out, there is a quote of £491+VAT for the works, a copy of this survey is available upon request.

Council Tax Band: A.

EPC RATING: E

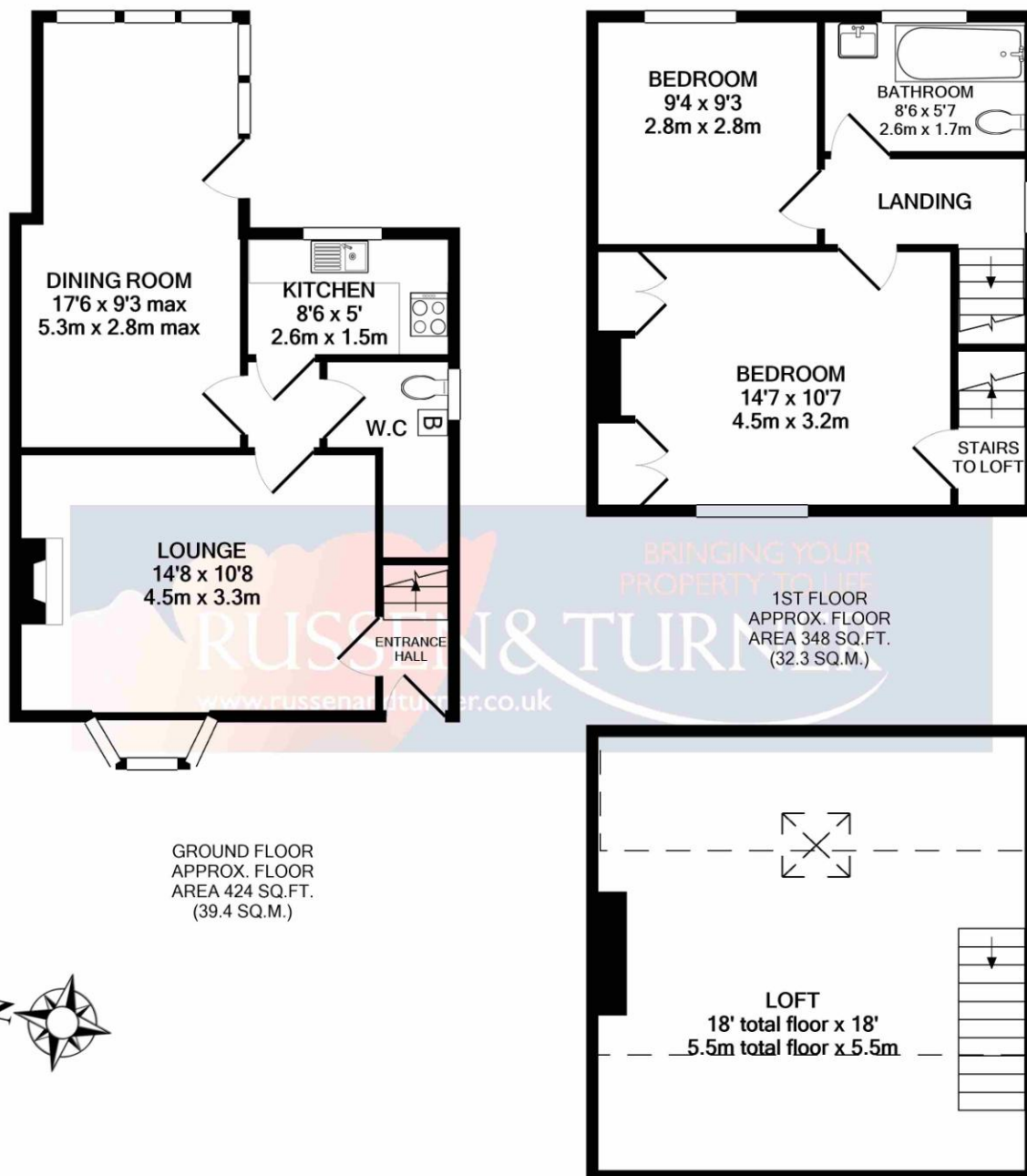
LOCATION:

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.





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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