

### DIRECTIONS

From our Kings Lynn office leave the Tuesday Market Place on Saint Nicholas Street, turn right onto Chapel Street then left onto Austin Street; at the junction turn right. Remain in the left hand lane until arriving on Wootton Road, shortly after the Tesco petrol station turn left onto Empire Avenue where the property can be found on the left hand side easily identified by our For Sale board.

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |  |
|---|-------------------------|--|--|
|   | Current                 | Potential                                      |  |
| Very energy efficient - lower running costs |                         |  |  |
| (92 plus) A                                 |                         |  |  |
| (81-91) B                                   |                         |  |  |
| (69-80) C                                   |                         |  |  |
| (55-68) D                                   |                         |  |  |
| (39-54) E                                   | 54                      | 72   |  |
| (21-38) F                                   |                         |  |  |
| (1-20) G                                    |                         |  |  |
| Not energy efficient - higher running costs |                         |  |  |
| England & Wales                             | EU Directive 2002/91/EC |  |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Energy Efficiency Rating |  |
|---|-------------------------|--------------------------|--|
|   | Current                 | Potential                |  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                          |  |
| (92 plus) A   |                         |                          |  |
| (81-91) B   |                         |                          |  |
| (69-80) C   |                         |                          |  |
| (55-68) D   |                         |                          |  |
| (39-54) E   |                         |                          |  |
| (21-38) F   |                         |                          |  |
| (1-20) G  |                         |                          |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                          |  |
| England & Wales   | EU Directive 2002/91/EC |                          |  |

### 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.



43 Empire Avenue Kings Lynn Norfolk PE30 3AU

**BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI DETACHED HOUSE WITH CARPORT & SHARED DRIVEWAY**

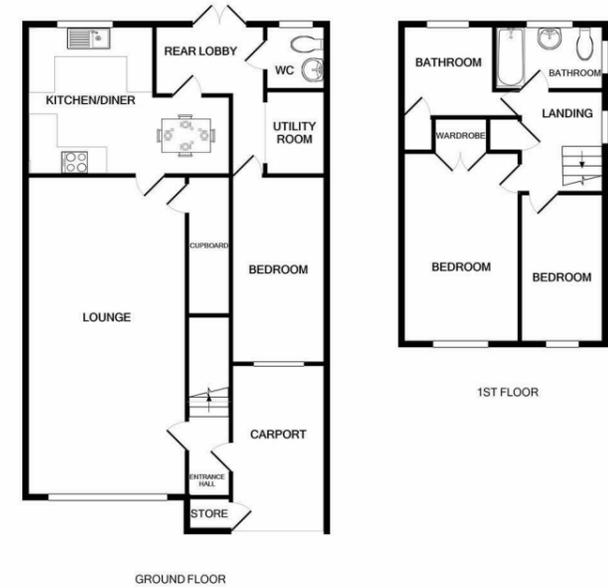
**Kings Lynn**

**£247,500 Freehold**



|  |  |
|--|--|
| <b>ENTRANCE HALL</b><br>Laminate floor. Double radiator.   | 7'2 x 4'7 (2.18m x 1.40m)                          |
| <b>CLOAKROOM</b><br>Two piece suite comprising wash hand basin and w.c. Laminate floor. Window to rear aspect.   | 4'7 x 4'2 (1.40m x 1.27m)                          |
| <b>LOUNGE</b><br>Fitted carpet. Double radiator. Understairs cupboard. Window to front aspect.   | 20'4 x 12'0 (6.20m x 3.66m)                        |
| <b>L-SHAPED KITCHEN/DINER</b><br>Range of wall, base and drawer units. Vinyl flooring. Window to rear aspect.  | 15'4 x 11'3 (4.67m x 3.43m)                        |
| <b>BEDROOM FOUR</b><br>Laminate floor. Double radiator. Window to front aspect.  | 14'0 x 7'9 (4.27m x 2.36m)                         |
| <b>UTILITY</b><br>Laminate floor. Space for Tumble Dryer and Fridge. Worktop.  | 4'5 x 3'11 (1.35m x 1.19m)                         |
| <b>REAR LOBBY</b><br>Laminate floor. Boiler. French doors to rear.   | 9'2" x 5'0" > 9'1" (2.79m x 1.52m > 2.77m)         |
| <b>LANDING</b><br>Fitted carpet. Double radiator. Airing cupboard. Window to side aspect.  | 9'3 x 6'4 (2.82m x 1.93m)                          |
| <b>BEDROOM 1</b><br>Fitted carpet. Radiator. Window to front aspect.   | 14'4 x 8'10 (4.37m x 2.69m)                        |
| <b>BEDROOM 2</b><br>Fitted carpet. Radiator. Window to front aspect.   | 11'3 x 6'4 (3.43m x 1.93m)                         |
| <b>BEDROOM 3</b><br>Fitted carpet. Radiator. Window to rear aspect.  | 9'9" x 6'5" > 8'10 max (2.97m x 1.96m > 2.69m max) |
| <b>BATHROOM</b><br>Three piece suite comprising bath with shower taps, wash hand basin and w.c. Heated towel rail. Vinyl flooring. Windows to side and rear aspects. | 8'8 x 5'7 (2.64m x 1.70m)                          |
| <b>FRONT GARDEN</b><br>Mainly laid to lawn with gravel area and sheds. Carport. Shared driveway.   |  |
| <b>REAR GARDEN</b><br>Mainly laid to lawn with patio, decking area and garden shed.  |  |

We are delighted to offer this beautifully presented four bedroom semi detached house with carport and driveway. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising entrance hall, cloakroom, lounge, bedroom four, kitchen/diner, utility and rear lobby on the ground floor with three bedrooms and bathroom on the first floor. The front garden is mainly laid to lawn with gravel area and sheds. The rear garden is mainly laid to lawn with patio, decking area and garden shed.



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.  
Made with Metropix ©2020



