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NEWSON & BUCK
ESTATE AGENTS

34 Vancouver Avenue
King's Lynn
Norfolk
PE30 5RD

£249,995

Newson & Buck are pleased to offer to the market this three bedroom detached family home, situated close to town and the picturesque walks park. Viewing is highly recommended for this property. The property comprises of an entrance hallway, lounge, dining room, kitchen, three bedrooms, and a family bathroom. Further benefits include an enclosed rear garden and double glazing throughout. Amenities can be found close by as well as the train station that is located within a fifteen minute walk.

- Three Bedrooms
- Rear Garden
- Double Glazed Windows
- Kitchen
- Lounge
- Dining Room
- Close to Town
- EPC - E



Entrance Hallway

Tiled flooring, one radiator, staircase to first floor.

Lounge

9' 7" x 13' 3" (2.92m x 4.04m)

Fitted carpets, one double glazed window, one radiator.

Dining Room

15' 1" x 11' 8" (4.60m x 3.56m)

Fitted carpets, one double glazed window, one radiator.

Kitchen

8' 4" x 12' 2" (2.54m x 3.71m)

Tiled flooring, fitted kitchen units, sink drainer, one double glazed window, cooker with hob and extractor, space for washing machine and fridge freezer.

Landing

Fitted carpets, one radiator.

Bedroom One

10' 8" x 12' 1" (3.25m x 3.68m)

Fitted carpets, two double glazed windows, one radiator.

Bedroom Two

11' 8" x 12' 1" (3.56m x 3.68m)

Fitted carpets, one double glazed window, one radiator.

Bedroom Three

6' 0" x 8' 4" (1.83m x 2.54m)

Fitted carpets, one double glazed window, one radiator.

Bathroom

5' 10" x 6' 0" (1.78m x 1.83m)

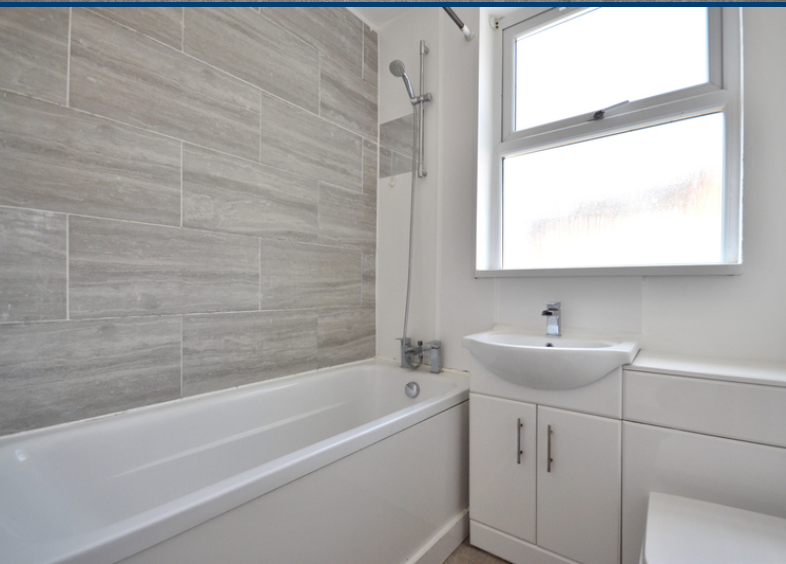
Vinyl flooring, bath tub with overhead shower attachment, sink, low flush w/c, one double glazed window.

Rear Garden

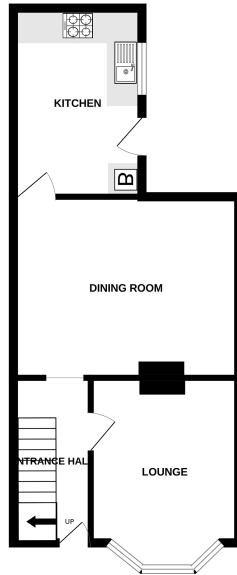
Enclosed rear garden with lawn and gravel area.

EPC - E

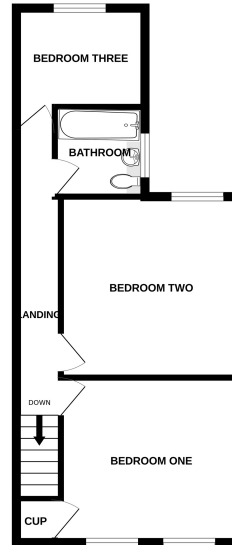
Council Tax Band TBC



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon are not guaranteed and no guarantee as to their operability or efficiency can be given.
 Made with Metaphor (2022)



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