



**47 Bunnett Avenue, KING'S LYNN**

Guide Price £149,950

**BELTON  
DUFFEY**

## 47 Bunnett Avenue

KING'S LYNN,

Norfolk, PE30 5JY



*A 3 bedroom semi-detached 3 bedroom house on a generous corner plot providing off street parking in a convenient residential location.*

### DESCRIPTION

This 3 bedroom semi detached house is conveniently situated not far from the town and with easy access to a range of local amenities. Now offered with no onward chain, this property would be ideal first time buyers or investors. Although the property does require some refurbishment, it provides new buyers with the opportunity to update to their own specification.

### GROUND FLOOR

Positioned on a generous corner plot, this 3 bedroom end-terraced property offers an exciting opportunity for investors, or buyers seeking a project. The accommodation briefly comprises a glazed entrance porch, entrance hall with staircase to the first floor, spacious sitting/dining room, kitchen with rear lobby, downstairs WC and a conservatory.

### FIRST FLOOR

Upstairs are 3 bedrooms and a wet room.

### OUTSIDE

At the front of the property is a small paved front garden being enclosed by a hedge boundary for privacy and seclusion.

This sizeable corner plot offers potential for extending, subject to the necessary planning permission, with space for off street parking if desired and a good size rear garden with shed, greenhouse and further full width sheds along the rear boundary. The rear garden is enclosed by fenced and hedged boundaries with a pedestrian wrought iron gate.





***what3words: ///rams.wheels.fool***

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

## **SITUATION**

South Lynn is approximately one mile from King's Lynn town centre, which has an excellent range of shopping and social facilities, together with main line rail links to Cambridge and London.

## **SERVICES AND EPC RATING**

Mains water, mains drainage and mains electricity. gas fired central heating to radiators. EPC Rating Band TBC.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band A.

## **TENURE**

This property is for sale Freehold.

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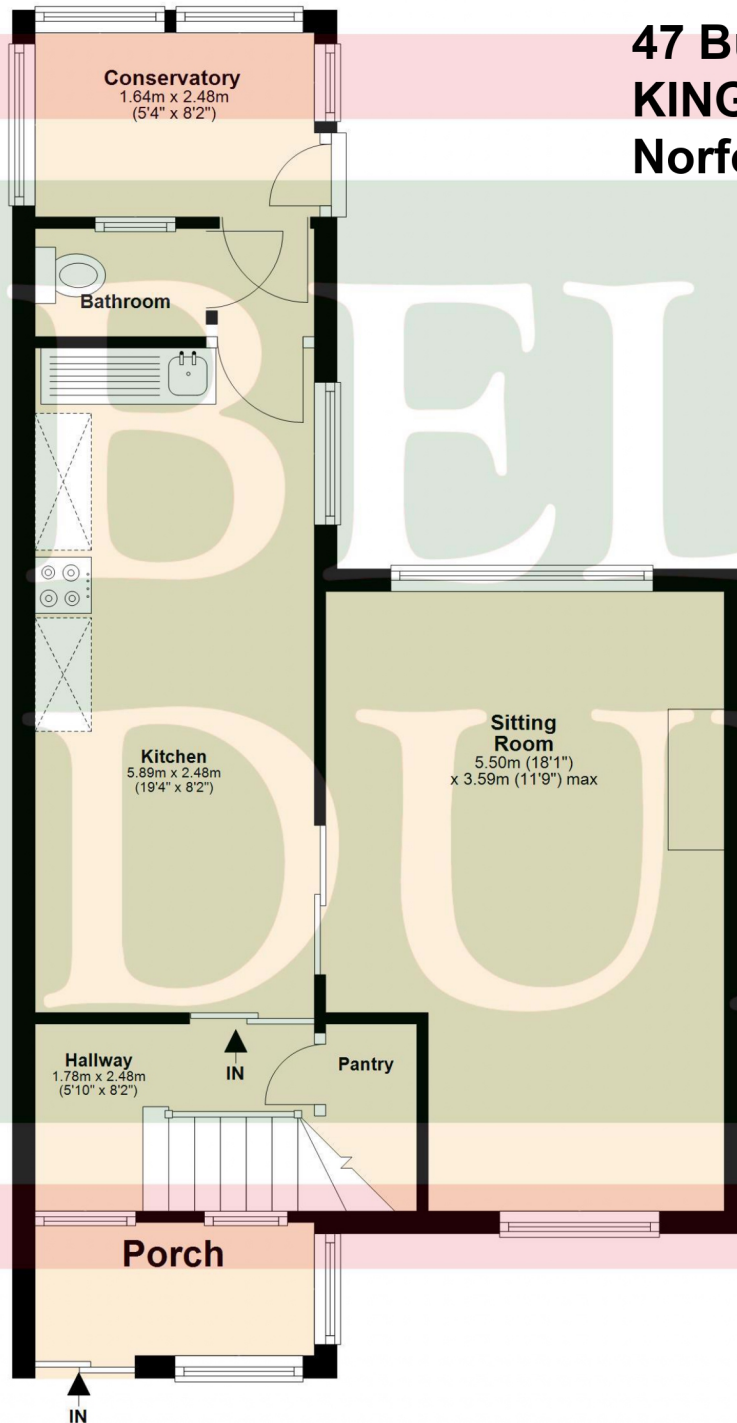




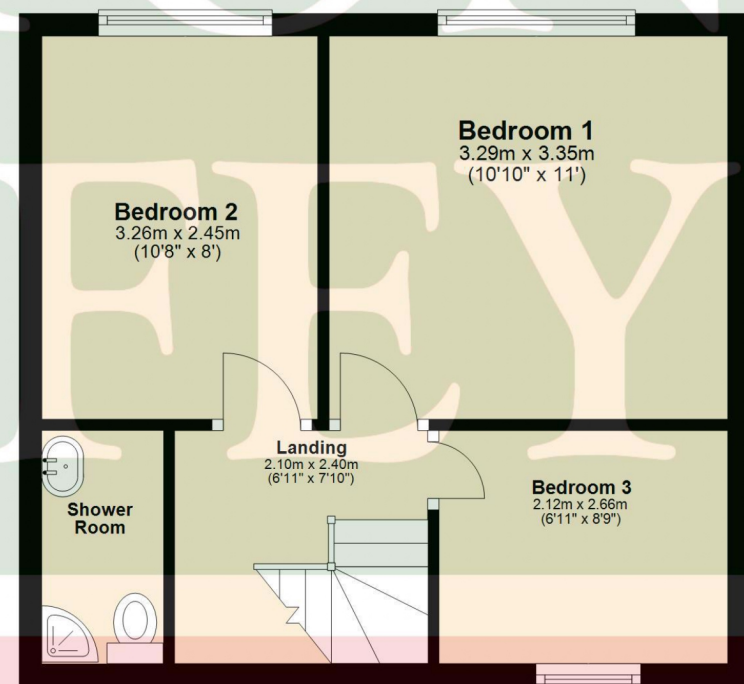


## Ground Floor

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## First Floor







**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.



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