



NEWSON & BUCK  
ESTATE AGENTS



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50 Le Strange Avenue, King's Lynn, Norfolk PE30 2PQ

£165,000

A well presented two double bedroom semi-detached home situated in North Lynn. The accommodation comprises hall, lounge, kitchen / diner, landing, two double bedrooms, bathroom and separate w/c. The property further benefits from gas central heating and low maintenance rear garden. Local amenities can be found within walking distance with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.



01553 775151



## Hall

Double glazed door to front, tiled flooring and stairs to first floor.

## Lounge

11' 0" x 12' 5" (3.35m x 3.78m) Double glazed window to front, radiator and laminate flooring.

## Kitchen Diner

8' 8" x 18' 9" (2.64m x 5.71m) Double glazed doors and window to rear, fitted kitchen with integrated oven and hob with extractor above, space for

## Lobby

With storage cupboard

## Landing

Double glazed window to side, access to loft, and fitted carpet.

## Bedroom One

8' 10" x 15' 8" (2.69m x 4.78m) Double glazed windows to front, radiator, storage cupboard and laminate flooring.

## Bedroom Two

11' 0" x 10' 9" (3.35m x 3.28m) Double glazed window to rear, radiator and laminate flooring..

## Bathroom

5' 7" x 4' 11" (1.70m x 1.50m) Double glazed window to rear, panel bath, pedestal wash hand basin, and vinyl flooring.

## W/c

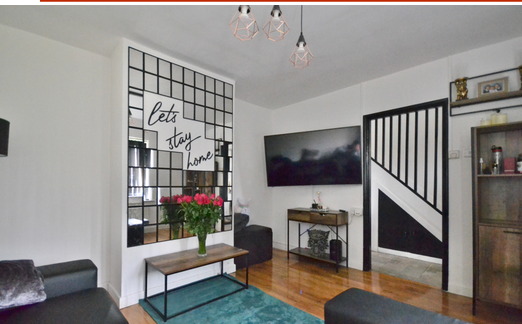
Double glazed window to rear, low flush w/c and vinyl flooring.

## Garden

To the front of the property is a garden laid to lawn with a brick wall boundary.

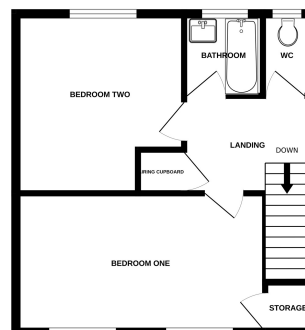
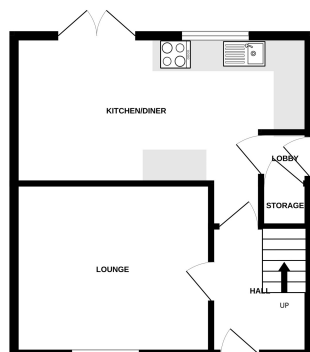
To the rear of the property is a garden laid to paving and artificial grass.

**FPC Rating: Awaiting**



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for any prospective purchase. 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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