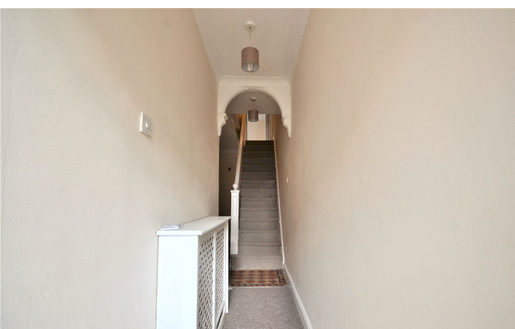




NEWSON & BUCK
ESTATE AGENTS



18 Queens Avenue, KING'S LYNN, Norfolk PE30 5LR

£185,000

Welcome to 18 Queens Avenue, this delightful property offers generous accommodation throughout and would make an excellent purchase for families or first-time buyers. The accommodation comprises an entrance hall, a bright and airy lounge/diner, a modern fitted kitchen with breakfast bar, separate utility room and a ground floor cloakroom. To the first floor there are three good sized bedrooms and a family bathroom. Further benefits include gas central heating, uPVC double glazing, front and rear gardens, and a convenient location close to the town centre and local amenities. Available with no onward chain – early viewing is highly recommended to appreciate all this home has to offer.

Entrance Hallway

5'01" x 23'06" (1.55m x 7.16m) Entrance door, carpeted and half original floor tiled, radiator, stairs to first floor

Living Room

12'06" x 11'09" (3.81m x 3.58m) Carpeted, bay window to front, radiator, feature fireplace, built in storage opening to

Dining Room

10'08" x 11'09" (3.25m x 3.58m) Carpeted, radiator, window to rear aspect

Kitchen

9'03" x 14'05" (2.82m x 4.39m) Tiled floor, range of base and wall cabinets, space for cooker, space for dishwasher, space for under counter fridge, breakfast bar, steel sink with tap over, door leading to

Utility

6'08" x 9'08" (2.03m x 2.95m) Tiled flooring, radiator, door to rear garden, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer

W/C

5'03" x 2'08" (1.60m x 0.81m) Tiled flooring, window to side aspect, hand basin, low level flush w/c

Landing

Stairs from first floor, carpeted, loft access, storage cupboard

Bedroom One

16'02" x 11'09" (4.93m x 3.58m) Carpeted, feature fireplace, window to front aspect, radiator

Bedroom Two

10'08" x 11'09" (3.25m x 3.58m) Carpeted, window to rear aspect, radiator

Bedroom Three

9'04" x 7'08" (2.84m x 2.34m) Carpeted, window to side, radiator

Family Bathroom

5'8" x 5'8" (1.73m x 1.73m) Vinyl flooring, tiled wall, panelled bath with shower over, window to side aspect, hand basin, low level flush w/c

External

The private and fenced garden is mainly laid to turf with a patio area from the utility - a storage shed and an outside storage cupboard

Agents Note

Photos were taken pre tenancy.

EPC - D

Council Tax - B



TOTAL FLOOR AREA: 1183 sq.ft. (109.3 sq.m.) approx.
*These areas include any built-in cupboards, built-in furniture and built-in appliances. They do not include the area of any external spaces, such as patios, balconies, or gardens. The areas are for information only and should not be used as a basis for any legal proceedings. The areas are for information only and should not be used as a basis for any legal proceedings.
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