



NEWSON & BUCK
ESTATE AGENTS



19 Ouse Avenue, King's Lynn, Norfolk

£135,000

A well presented three bedroom terrace house situated on Ouse Avenue in South Lynn. The accommodation comprises open plan lounge diner, kitchen, rear lobby, ground floor bathroom and three bedrooms to the first floor. The property benefits from gas central heating, double glazing and convenient location close to the Town Centre. Local amenities can be found within walking distance.

Lounge Diner

22' 5" x 12' 6" (6.83m x 3.81m) Double glazed door and window to front, two radiators and laminate flooring.

Kitchen

10' 9" x 7' 4" (3.28m x 2.24m) Double glazed windows to side, fitted kitchen with matching wall and base units, integrated oven and hob with extractor above, space for fridge freezer and dishwasher, gas central heating boiler and laminate flooring.

Rear Lobby

4' 1" x 6' 9" (1.24m x 2.06m) Double glazed door to side, radiator and laminate flooring.

Bathroom

6' 5" x 6' 5" (1.96m x 1.96m) Double glazed window to side, panel bath with electric shower above, low flush w/c, vanity unit with wash hand basin, radiator and laminate flooring.

Landing

Bedroom One

10' 3" x 12' 7" (3.12m x 3.84m) Double glazed window to front, built in wardrobes, radiator and fitted carpet.

Bedroom Two

10' 9" x 7' 9" (3.28m x 2.36m) Double glazed window to rear, built in wardrobes, radiator and fitted carpet.

Bedroom Three

11' 8" x 6' 5" (3.56m x 1.96m) Double glazed window to rear, built in wardrobes, radiator and fitted carpet.

Courtyard

Small low maintenance courtyard area.

EPC Rating: Awaiting

Council Tax Band: A



TOTAL FLOOR AREA: 176 sq ft (17.4 sq m) approx.
All measurements are taken from the internal face of the walls and are approximate. The actual area may vary slightly. The measurements are taken from the internal face of the walls and are approximate. The actual area may vary slightly. The measurements are taken from the internal face of the walls and are approximate. The actual area may vary slightly.