



NEWSON & BUCK  
ESTATE AGENTS

24 Kings Avenue  
King's Lynn  
Norfolk  
PE30 5NS

£189,995

Set in one of King's Lynn's most desirable residential areas, this two-bedroom home on Kings Avenue offers an exceptional chance for first-time buyers to take their first step onto the property ladder in a location that's always in demand. Nestled within The Chase, widely known for its peaceful tree-lined streets, friendly community, and easy access to local amenities, this property combines a fantastic setting with genuine potential. Homes in this area are rarely available—making this a superb find for buyers looking to create something truly their own. Inside, the home features a lounge, separate dining room, kitchen, and bathroom, offering a traditional layout ready to be reimagined. Whether you're dreaming of opening up spaces, modernising throughout, or tailoring each room to your personal taste, this property is perfect for a full renovation and provides a brilliant blank canvas. Outside, you'll find a large, private, west-facing rear garden, ideal for enjoying afternoon and evening sun. The garden also includes an outbuilding and garden store, offering handy storage or potential for a workshop, hobby room, or creative garden project. With its unbeatable location, generous outdoor space, and clear scope to add value, 24

- SOUGHT AFTER LOCATION
- CLOSE TO TOWN CENTRE
- TWO BEDROOM
- SEMI DETACHED
- TWO RECEPTION ROOMS
- KITCHEN
- BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED
- COUNCIL TAX - A



### **Entrance Hall**

5' 07" x 11' 07" (1.70m x 3.53m) Entrance door, carpeted, radiator, stairs to first floor, doors leading to

### **Dining Room**

12' 09" x 10' 07" (3.89m x 3.23m) Carpeted, gas fireplace and surround, radiator, window to front aspect, opening to

### **Lounge**

9' 02" x 9' 08" (2.79m x 2.95m) Carpeted, window to rear aspect, radiator

### **Kitchen**

9' 11" x 8' 00" (3.02m x 2.44m) Vinyl flooring, window to rear aspect, range of base and wall cabinets, space for fridge freezer, space for washing machine, inset sink with mixer tap, window to side aspect

### **Landing**

Carpeted, window to side aspect

### **Bedroom**

14' 08" x 10' 08" (4.47m x 3.25m) Carpeted, radiator, window to front aspect, door to

### **Wardrobe**

4' 10" x 2' 09" (1.47m x 0.84m) Carpeted, hanging rail, window to front aspect

### **Bedroom**

9' 04" x 9' 04" (2.84m x 2.84m) Carpeted, radiator, built in wardrobes housing boiler, window to rear aspect

### **Bathroom**

5' 07" x 8' 04" (1.70m x 2.54m) Vinyl flooring, standard panelled bath with mixer shower over, hand basin, low level flush w/c , radiator

### **Outbuilding**

8' 03" x 6' 03" (2.51m x 1.91m) Brick built, window to side and power and lighting with a garden store built off



## **External**

To the front, the property offers a low-maintenance approach with a pathed pathway leading to the entrance, bordered by an area laid to shingle and enclosed with fencing for a neat and private feel.

The rear of the home boasts a large and private west-facing garden, perfect for outdoor relaxation or future landscaping ideas. It features a patio area ideal for seating or entertaining, along with a useful outbuilding and separate garden store. Beyond the patio, the garden is laid to turf, providing a generous green space that can be enjoyed as is or further enhanced to suit your style.

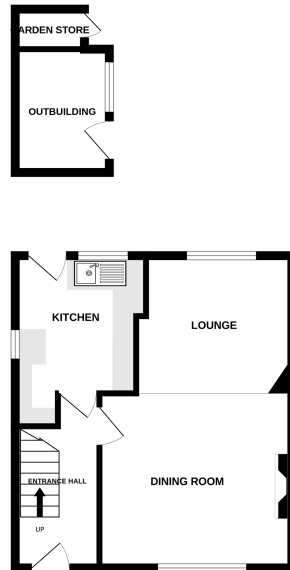
## **Council Tax - A**

## **EPC - Awaiting**

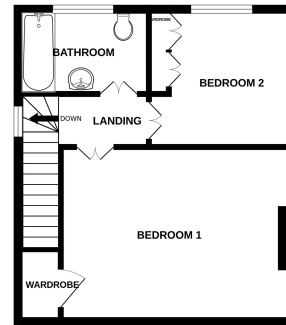




GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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 by any prospective purchaser. 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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