



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 reimaged. 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 Kings Avenue is a fantastic opportunity for first-time buyers looking to put their own stamp on a property in a top-tier area of King's Lynn. Don't miss the chance to transform this well-positioned property into your perfect home.

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.

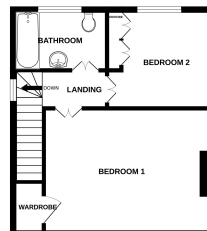
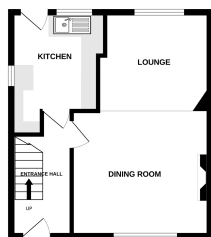
Council Tax - A

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.

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