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King & Partners
SALES • LETTINGS • MORTGAGES



36 Vancouver Avenue
King's Lynn, PE30 5RD

£130,000

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Vancouver Avenue

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Cash Buyers Only – No Chain – Full Renovation Required. Located on Vancouver Avenue in King’s Lynn, this three-bedroom semi-detached house presents a fantastic opportunity for investors or purchasers seeking a full refurbishment project with strong potential. The accommodation comprises two separate reception rooms, providing flexible living space, along with a kitchen and adjoining pantry. A ground floor bathroom completes the layout, while upstairs offers three bedrooms ready to be reconfigured or modernised to suit individual needs. Externally, the property benefits from a parking space to the front and a generous rear garden, currently unkempt but offering ample scope for landscaping or extension (subject to the necessary consents). Situated within a well-established residential area, the home is conveniently positioned for local shops, schools, and amenities, with King’s Lynn town centre close by. The area also offers good transport links, including road access via the A47 and a mainline rail station providing connections to London and beyond. Offered to the market with no onward chain, this is a rare chance to acquire a property with significant potential in a popular location.



Hallway

3' 5" x 6' 4" (1.04m x 1.93m)

Living Room

10' 3" x 11' 5" (3.12m x 3.48m)

Dining Room

14' 11" x 11' 2" (4.55m x 3.40m)

Kitchen

10' 4" x 7' 3" (3.15m x 2.21m)

Pantry

5' 0" x 3' 0" (1.52m x 0.91m)

Bathroom

7' 2" x 7' 9" (2.18m x 2.36m)

Bedroom 1

11' 10" x 11' 3" (3.61m x 3.43m)

Bedroom 2

9' 11" x 11' 7" (3.02m x 3.53m)

Bedroom 3

10' 4" x 7' 3" (3.15m x 2.21m)

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.