



NEWSON & BUCK
ESTATE AGENTS



Last on the Right, Queens Avenue, King's Lynn, Norfolk PE30 5LR £189,995

Newson and Buck are delighted to bring to market this beautifully presented Two Bedroom semi-detached house situated close to the Town Centre and local amenities. The property provides Entrance hall, Lounge/Diner, Kitchen to the ground floor while the first floor has two double bedrooms and a family bathroom. Externally the property provides ample off road parking with driveway and carport while the large rear garden is private with river views. Further more the property benefits from new windows and doors in 2022 as well as a recently installed boiler.

Local amenities can be found on Wisbech Road with more extensive facilities within easy walking distance of King's Lynn town centre including a main line rail link into Cambridge and London King's Cross.

Entrance Hall

UPVC double glazed entrance door to entrance hall, carpeted, radiator, UPVC double glazed window, stairs to first floor.

Lounge/Diner

15' 01" max x 20' 10" (4.60m x 6.35m) Double glazed window to front, two radiators, double doors to rear garden, feature gas fire, carpeted to the lounge, laminate to the dining area

Kitchen

8' 11" x 8' 01" (2.72m x 2.46m) Units at base and wall level, worktop surface, tiled splash backs, stainless steel sink with mixer tap, plumbing for washing machine, window to rear aspect, electric oven and hob with extractor over, under stairs storage cupboard with space for tumble dryer, integrated dishwasher, space for fridge freezer, tiled floor, slide out pantry units

Landing

Carpeted, doors leading to

Master Bedroom

15' 02" x 10' 04" (4.62m x 3.15m) Window to front aspect, carpeted, radiator, build in wardrobe

Bedroom Two

10' 02" x 11' 01" max (3.10m x 3.38m) Carpeted, radiator, window to rear aspect, built in wardrobe housing boiler and water tank

Bathroom

5' 00" x 7' 00" (1.52m x 2.13m) Laminate flooring, panelled bath with electric shower over, hand basin, low level flush w/c, window to rear, tiled walls, towel heater

External

To the front of the property is a lawned front garden with a drive way to the side. The driveway provides parking leading to double gates where there is a parking area with a car port. Situated to the rear is a very good sized lawned garden which is enclosed with a hard standing area with trees and shrubs, outside tap, three timber garden sheds

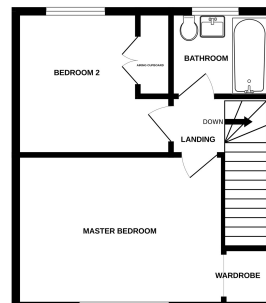
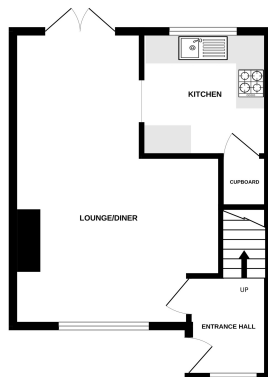
Council Tax - B

EPC - C



GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.
When every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. 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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