



30 King John Avenue, King's Lynn
Guide Price £239,950

BELTON DUFFEY



30 KING JOHN AVENUE, KING'S LYNN PE30 4QA

A three bedroom semi-detached house in a popular location with parking, garage and gardens.

DESCRIPTION

A three bedroom semi-detached house in a popular and convenient location with parking, garage and gardens.

The accommodation briefly comprises: entrance porch, entrance hallway, kitchen with pantry, sitting room dining room and conservatory to the ground floor. On the first floor are three bedrooms all with fitted wardrobes, main bathroom and separate WC. Outside, there is parking, garage and gardens.

Please Note: The photographs used were taken prior to the current tenancy.

SITUATION

King John Avenue is a residential area with its regular bus service and is situated closeby to the doctor's surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre, which has undergone extensive improvements within the last few years. King's Lynn has an historic port on the Great River Ouse and an internationally renowned medieval centre. There is also good access to the Queen Elizabeth Hospital and it is also conveniently placed for the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.

ENTRANCE PORCH

Door leading to hallway and stone floor.

ENTRANCE HALLWAY

3.63m x 1.84m (11' 11" x 6') Staircase to first floor, doors leading to sitting room and kitchen.

KITCHEN

3.35m x 2.71m (11' x 8' 11")

A range of wall and base units with worktops over, tiled splashbacks, sink and drainer with mixer tap, electric oven with gas hob, fridge/freezer, integrated dishwasher, tiled floor, radiator, window and door to side. Large pantry/store.

SITTING ROOM/DINING ROOM

7.40m x 3.22m (24' 3" x 10' 7") Feature fireplace, bay window to front, radiators and doors leading to

CONSERVATORY

2.82m x 2.26m (9' 3" x 7' 5") Windows to side and rear, radiator, door leading to garden.

FIRST FLOOR LANDING

Fitted carpet, window to side, loft hatch.

BEDROOM 1

3.09m x 2.85m (10' 2" x 9' 4") Window to front, radiator, fitted wardrobes to one side and vanity area.



BEDROOM 2

3.70m x 2.83m (12' 2" x 9' 3") Radiator, fitted wardrobes, window to rear.

BEDROOM 3

2.37m x 1.77m (7' 9" x 5' 10") Radiator, fitted wardrobes and vanity unit.

BATHROOM

1.79m x 1.52m (5' 10" x 5') Panelled bath with shower over, pedestal wash hand basin, radiator, window to rear and tiled floor.

WC

Low level WC, window to side and tiled floor.

OUTSIDE

To the front of the property is a mature garden and driveway.

GARAGE

Up and over door, window and personal door to rear.

To the rear of the property there is an enclosed rear garden with patio area with mature trees and shrubs. There is also a brick built shed with space and plumbing for washing machine.

DIRECTIONS

From the King's Lynn Office, head out of town on Railway Road bear right and follow the road round past the sorting offices and stay in the left hand lane on to Littleport Street, go over the bridge and straight over at the traffic lights. Continue along this road into Gaywood and stay in the right hand lane. At the traffic lights turn right passing Aldi on to Queen Mary Road before the mini roundabout, turn right into King John Avenue and the property will be found half way down, on the right hand side.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Council Tax Band B.

Gas central heating.

EPC - D.

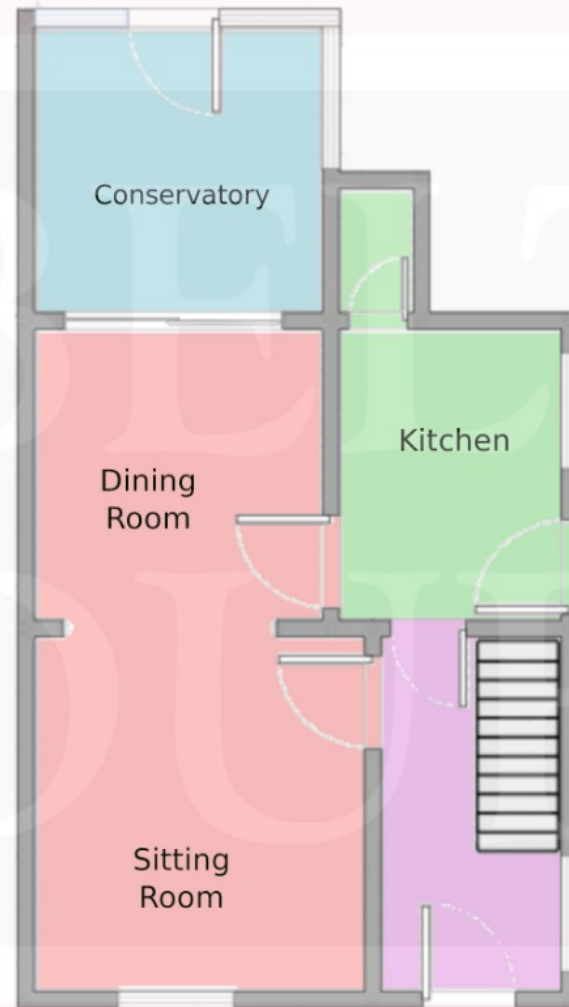
TENURE

This property is for sale Freehold.

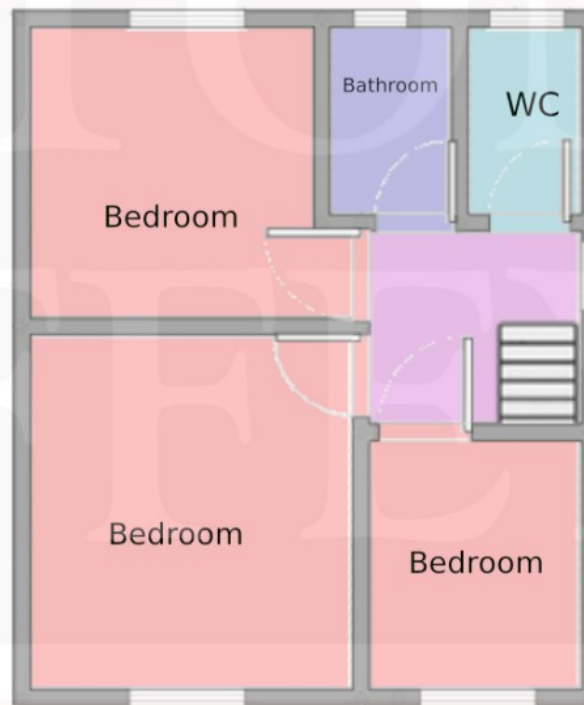
VIEWING

Strictly by appointment with the agent.

Ground Floor



First Floor







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