



NEWSON & BUCK  
ESTATE AGENTS



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## 15 King George V Avenue, King's Lynn, Norfolk PE30 2QD £289,995

Newson and Buck are delighted to bring to the market this beautifully presented Three bed Semi-Detached property in the highly sought after location of King George V Avenue. The property boasts a welcoming entrance hallway along with a lounge and a spacious kitchen/diner to the ground floor, further more to the first floor the property provides three bedrooms and a family bathroom, to the rear a large private garden is ready for you to put your own stamp on. The property benefits for Gas Central Heating and Double Glazing. Conveniently located for the College of West Anglia, Secondary and Primary schools locally.

Amenities can be found within walking distance with more extensive facilities found a short stroll away in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.



01553 775151



## Entrance Hall

14' 06" x 6' 08" (4.42m x 2.03m) Entrance door, storage cupboard, under stairs storage, radiator, window to front aspect, laminate flooring, doors leading to -

## Lounge

11' 11" x 11' 02" (3.63m x 3.40m) Laminate flooring, feature fireplace, built in storage and TV unit, bay window to front aspect

## Kitchen/Diner

19' 00" x 11' 06" max (5.79m x 3.51m max) Range of base and wall cabinets, worktops, integrated under counter fridge, integrated washing machine, Smeg Range Gas Cooker, Electric extractor, integrated dishwasher, tiled flooring, Inset sink with mixer tap, radiator, window to rear aspect, patio doors leading to garden

## Landing

Window to side aspect, loft access, carpeted, doors leading to

## Bedroom One

11' 01" x 10' 09" (3.38m x 3.28m) Carpeted, built in wardrobes, radiator, bay window to front aspect

## Bedroom Two

11' 06" x 11' 11" (3.51m x 3.63m) Carpeted, radiator, window to rear aspect

## Bedroom Three

6' 09" x 6' 08" (2.06m x 2.03m) Radiator, carpeted, window to front aspect

## Family Bathroom

06' 09" x 06' 03" (2.06m x 1.91m) Panelled bath with electric rainfall shower head over, free standing basin, low level flush w/c, tiled walls, tiled flooring, heated towel rail

## External

Front - Low maintenance frontage laid to shingle with pathway leading to front door.

Rear - From the kitchen there is a multi level decking area followed by the two part garden which is laid to turf. At the rear of the garden there is a separate seating area with two storage sheds.

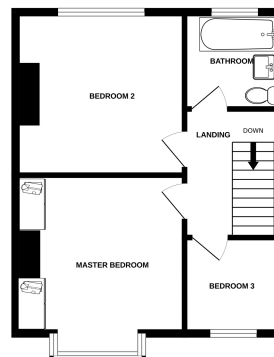
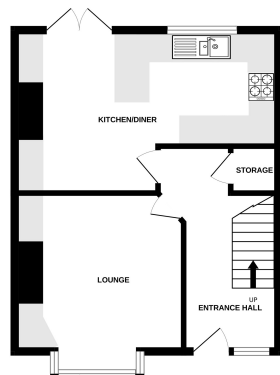
## EPC - Awaiting

## Council Tax - B



GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.

1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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