



NEWSON & BUCK  
ESTATE AGENTS



34 Vancouver Avenue, King's Lynn, Norfolk PE30 5RD

£239,995

Newson & Buck are pleased to offer to the market this three bedroom detached family home, situated close to town and the picturesque walks park. Viewing is highly recommended for this property. The property comprises of an entrance hallway, lounge, dining room, kitchen, three bedrooms, and a family bathroom. Further benefits include an enclosed rear garden and double glazing throughout. Amenities can be found close by as well as the train station that is located within a fifteen minute walk.



01553 775151



### Entrance Hallway

Tiled flooring, one radiator, staircase to first floor.

### Lounge

9' 7" x 13' 3" (2.92m x 4.04m) Fitted carpets, one double glazed window, one radiator.

### Dining Room

15' 1" x 11' 8" (4.60m x 3.56m) Fitted carpets, one double glazed window, one radiator.

### Kitchen

8' 4" x 12' 2" (2.54m x 3.71m) Tiled flooring, fitted kitchen units, sink drainer, one double glazed window, cooker with hob and extractor, space for washing machine and fridge freezer.

### Landing

Fitted carpets, one radiator.

### Bedroom One

10' 8" x 12' 1" (3.25m x 3.68m) Fitted carpets, two double glazed windows, one radiator.

### Bedroom Two

11' 8" x 12' 1" (3.56m x 3.68m) Fitted carpets, one double glazed window, one radiator.

### Bedroom Three

6' 0" x 8' 4" (1.83m x 2.54m) Fitted carpets, one double glazed window, one radiator.

### Bathroom

5' 10" x 6' 0" (1.78m x 1.83m) Vinyl flooring, bath tub with over head shower attachment, sink, low flush w/c, one double glazed window.

### Rear Garden

Enclosed rear garden with lawn and gravel area.

EPC - E

Council Tax Band TBC



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