

## DIRECTIONS

SAT NAV: PE30 5JZ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

*"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.*

*The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.*

*Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.*

*The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.*

*This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.*



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19 Bunnett Avenue King's Lynn PE30 5JY

**SPACIOUS THREE BEDROOM MID TERRACE HOUSE WITH OFF ROAD PARKING**

**King's Lynn**

**£175,000 Freehold**

01553 692828  
sales@brittons.net





**ENTRANCE HALL**

Tiled flooring, two storage cupboards, double radiator, stairs to first floor.

**LOUNGE**

Fitted carpet, double radiator and stylish vertical panel radiator, electric fire, bay window to front, French doors to conservatory.

177 x 112 (5.36m x 3.40m )

**KITCHEN / DINER**

Range of wall, base and drawer units with worktop over, space for oven, space and plumbing for washing machine, large composite sink with drainer, window to conservatory, door to rear porch with cloakroom. Tiled flooring, two double radiators.

15'5 x 7'9 (4.70m x 2.36m )

**CONSERVATORY**

Laminate flooring, double radiator, french doors and windows to rear garden.

8'6 x 7'10 (2.59m x 2.39m )

**W.C**

Laminate flooring, W.C, obscured window to rear, loft access.

**REAR LOBBY**

Laminate flooring, cloakroom, door to rear garden

**LANDING**

Fitted carpet, loft access, window to front aspect, leading to all rooms.

**BEDROOM ONE**

Fitted carpet, window to rear aspect, double radiator, airing cupboard.

11'6 x 10'4 (3.51m x 3.15m )

**BEDROOM TWO**

Fitted carpet, window to rear aspect, double radiator.

10'4 x 7'9 (3.15m x 2.36m )

**BEDROOM THREE**

Fitted carpet, bay window to front aspect, doubled radiator.

9'2 x 8'3 (2.79m x 2.51m )

**SHOWER ROOM**

Three piece suite comprising of hand wash basin with vanity unit, W.C, walk-in shower enclosure. Stylish panel heated towel rail, obscured window to front aspect, tiled flooring, and surround wall tiling,

7'7 x 4'11 (2.31m x 1.50m )

**REAR OF PROPERTY**

Laid to both patio and lawn with a timber decking to rear of garden providing an excellent seating or entertaining area. Two timber sheds. Rear gate access.

**IMPORTANT INFORMATION**

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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**\*\*NO UPWARD CHAIN\*\*** Welcome to this charming mid-terrace house located on Bunnett Avenue in King's Lynn. This property offers a perfect blend of modern living and classic comfort, making it an ideal home for families or first-time buyers. As you enter, you are greeted by a bright and inviting lounge, which features a lovely bay window that floods the room with natural light. The lounge also boasts double doors that lead into a conservatory, providing an excellent space for relaxation or entertaining guests. The spacious kitchen diner is perfect for family meals and gatherings, offering ample room for cooking and dining. This home comprises three well-proportioned bedrooms, providing plenty of space for family or guests. The upstairs shower room is conveniently designed, while a separate W.C. downstairs adds to the practicality of the layout. Outside, the garden is mainly laid to lawn, creating a serene outdoor space for children to play or for you to enjoy a quiet afternoon. The decking area is perfect for seating, allowing you to host summer barbecues or simply unwind in the fresh air. Additionally, the property benefits from off-road parking, ensuring convenience for you and your visitors. In summary, this home on Bunnett Avenue offers a wonderful opportunity to enjoy comfortable living in a sought-after location. With its spacious interiors, lovely garden, and practical amenities, it is a property not to be missed.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix (2025)



