

DIRECTIONS

From the Kings Lynn town centre proceed out along the A148 signposted Cromer. Turn right onto Tennyson Avenue, then left onto King George V Avenue where the property can be found on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.



7 King George V Avenue King's Lynn Norfolk PE30 2QD

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE

King's Lynn

£230,000 Freehold



HALLWAY Original tiled flooring. Composite front door. Understairs cupboard with plumbing for washing machine. Double radiator. Window to front aspect. Stairs to first floor.	14'4 x 7'0 (4.37m x 2.13m)
LOUNGE Fitted carpet. Double radiator. French doors to rear.	12'8 x 11'7 (3.86m x 3.53m)
DINING ROOM Fitted carpet. Double radiator. Bay window to front aspect.	13'4 x 11'7 (4.06m x 3.53m)
KITCHEN Range of wall, base and drawer units. Integrated fridge/freezer and dishwasher. Tiled floor. Window to rear aspect.	9'1 x 6'9 (2.77m x 2.06m)
CONSERVATORY Tiled floor. French doors giving access to the rear garden.	12'0 x 11'9 (3.66m x 3.58m)
LANDING Fitted carpet. Loft access. Window to side aspect.	8'0 x 7'0 (2.44m x 2.13m)
BEDROOM 1 Wooden floorboards. Double radiator. Picture rails. Bay window to front aspect.	13'3 into bay x 11'8 (4.04m into bay x 3.56m)
BEDROOM 2 Wooden floorboards. Double radiator. Picture rails. Window to rear aspect.	12'8 x 11'7 (3.86m x 3.53m)
BEDROOM 3 Wooden floorboards. Picture rail. Window to front aspect.	6'11 x 6'0 (2.11m x 1.83m)
BATHROOM Four piece suite comprising freestanding boat bath, shower cubicle with Thermo mixer shower, wash hand basin and w.c. Radiator. Towel rail. Tiled floor. Windows to side and rear aspects.	9'3 x 6'11 (2.82m x 2.11m)
FRONT GARDEN Laid to brickweave with a Dwarf brick wall and wooden gate offering side access to the rear garden.	
REAR GARDEN Mainly laid to lawn with borders, patio and decking area. Two garden sheds.	

We are delighted to offer this beautifully presented three bedroom semi detached house which benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, lounge, dining room, kitchen and conservatory on the ground floor with three bedrooms and bathroom on the first floor. Front garden is laid to brickweave with a Dwarf brick wall. The rear garden is mainly laid to lawn with borders, patio and decking area. Two garden sheds. The property is located within walking distance of the town centre and is close to transport links.





