

DIRECTIONS

From the Kings Lynn town centre proceed out onto Gaywood Road. Turn right onto Tennyson Avenue (at the traffic lights beside Woolpack Public House) where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		82	England & Wales
	EU Directive 2002/91/EC		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.



81 Tennyson Avenue King's Lynn Norfolk PE30 2QJ

**FULLY REFURBISHED THREE BEDROOM MID TERRACE HOUSE WITH PARKING
NO UPWARD CHAIN**

King's Lynn

£190,000 Freehold



HALLWAY Double radiator.	10'4 x 2'10 (3.15m x 0.86m)
CLOAKROOM Two piece suite comprising wash hand basin and w.c. Double radiator. Tiled floor. Window to rear aspect.	8'3 x 4'9 (2.51m x 1.45m)
LOUNGE/DINER Fireplace. Two double radiators. TV Point. Telephone point. Bay window to front aspect. Window to rear aspect.	27'3 x 14'1 (8.31m x 4.29m)
KITCHEN Range of wall, base and drawer units. Laminate flooring. Double radiator. Window to side aspect.	13'6 x 7'8 (4.11m x 2.34m)
UTILITY Double radiator. Door to rear.	7'8 x 5'1 (2.34m x 1.55m)
LANDING Loft access.	
BEDROOM 1 Double radiator. Bay window to front aspect.	14'4 into bay x 14'0 (4.37m into bay x 4.27m)
BEDROOM 2 Fireplace. Double radiator. Window to rear aspect.	12'5 x 8'11 (3.78m x 2.72m)
BEDROOM 3 Double radiator. Window to rear aspect.	10'9 x 7'8 (3.28m x 2.34m)
BATHROOM Three piece suite comprising bath with Thermo mixer shower over, wash hand basin and w.c. Heated towel rail. Wood flooring. Window to side aspect.	8'0 x 4'5 (2.44m x 1.35m)
FRONT GARDEN Laid to decorative gravel with pathway.	
REAR GARDEN Courtyard style garden with decorative paving, garden shed, parking area and double gates.	

We are delighted to offer this fully updated three bedroom mid terrace house with parking to the rear. The property benefits from newly fitted boiler for gas central heating as well as a newly fitted consumer box. The accommodation is arranged over two floors comprising hallway, cloakroom, lounge/diner, kitchen and utility on the ground floor with three bedrooms and bathroom on the first floor. The kitchen and bathroom are both freshly replaced. UPVC double glazing. The front garden is laid to decorative gravel with pathway. There is a rear courtyard style garden laid to decorative paving, garden shed and double gates. No Upward Chain.





