





Avenue House, Tennyson Road, King's Lynn, PE30 5PA

welcome to

Avenue House, Tennyson Road, King's Lynn

Located on Tennyson Avenue overlooking 'The Walks' and being close to local amenities is this extremely spacious three bedroom upper floor maisonette which is being offered with no onward chain.

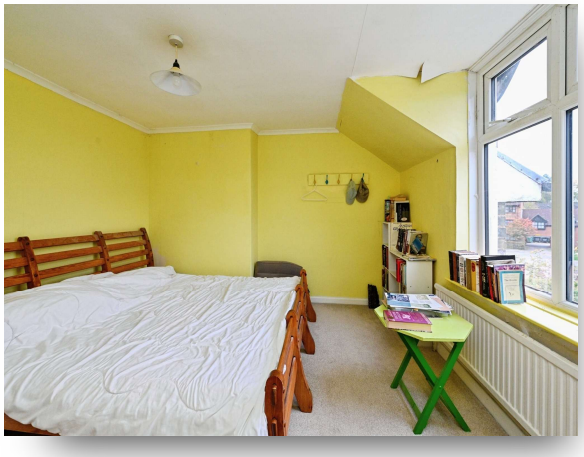












Communal Entrance
Stairs to first floor

Entrance Door

Entrance Hall
12' 4" x 6' 4" (3.76m x 1.93m)
Stairs to second floor, radiator, wood flooring, storage cupboard, steps up to

Kitchen/ Breakfast Room
16' 9" x 12' 4" (5.11m x 3.76m)
Tiled floor, bay window to side aspect, range of base ad wall units, space for cooker, stainless steel sink with mixer tap over, tied splashback, radiator, storage cupboard

Cloakroom
Low level WC, wash hand basin, window to rear aspect, space and plumbing for washing machine

Lounge
20' 11" x 12' 4" (6.38m x 3.76m)
Wood flooring, bay window to side aspect, two radiators, storage cupboard

Landing
Stairs from first floor, loft access, storage cupboard, airing cupboard

Bedroom One
12' 2" x 13' 6" (3.71m x 4.11m)
Radiator, window to rear aspect

Hallway
28' 6" x 3' 7" (8.69m x 1.09m)
Two windows to rear aspect

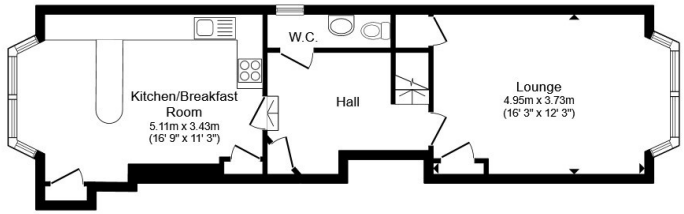
Bedroom Two
12' 5" x 11' 5" (3.78m x 3.48m)
Radiator, window to rear aspect

Bedroom Three
15' 6" x 10' 3" (4.72m x 3.12m)
Radiator, window to side aspect

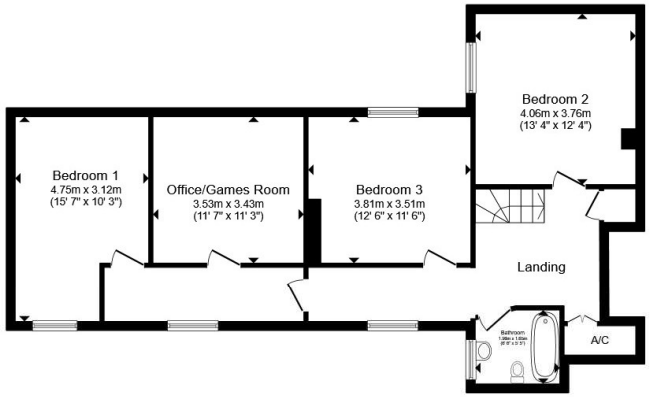
Study/Games Room
11' 6" x 11' 7" (3.51m x 3.53m)
Radiator

Family Bathroom
6' 5" x 5' 4" (1.96m x 1.63m)
Laminate floor, window to side aspect, standard panelled bath with shower over, low level WC, wash hand basin

Outside
There is an allocated parking space to the side of the property



Ground Floor



First Floor

Total floor area 136.1 m² (1,465 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Avenue House, Tennyson Road, King's Lynn

- Spacious Upper Floor Maisonette
- Three Bedrooms
- Kitchen/ Breakfast Room
- Lounge Overlooking The Walks
- Gas Central Heating

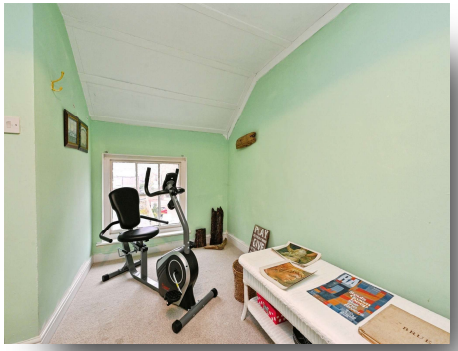
Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

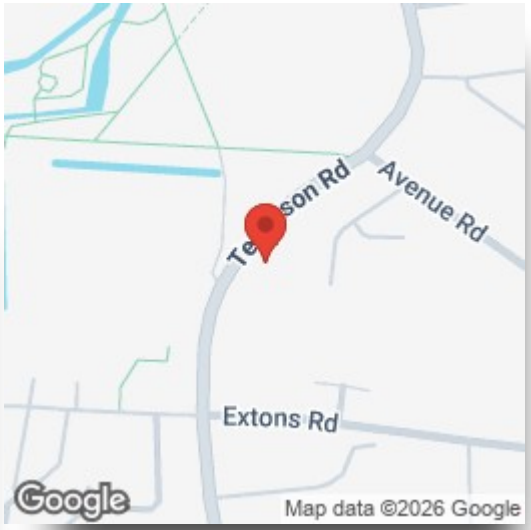
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£125,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KLN119812 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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