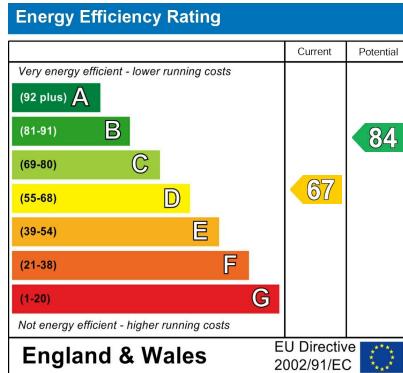


DIRECTIONS

SATNAV: PE30 2QJ



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NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

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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.

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"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.

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77 Tennyson Avenue King's Lynn PE30 2QJ

WELL PRESENTED THREE BEDROOM MID-TERRACE HOUSE WITH GARAGE

King's Lynn

£265,000 Freehold

01553 69282
sales@brittons.net





ENTRANCE HALL

Decorate quarry tiled original floor, radiator, stair to first floor.

DINING ROOM

Exposed floorboards, double radiator, feature fireplace with exposed brickwork, understair cupboard. Door to rear garden

13'1" x 12' into chimney breast recess (3.99m x 3.66m into chimney breast recess)

LOUNGE

Exposed floor boards, double radiator, bay window to front aspect, cast iron fireplace.

12'1" plus bay window x 12'3" into chimney breast (3.68m plus bay window x 3.73m into chimney breast)

KITCHEN

Laminate style flooring, double radiator & Single radiator, window to side aspect, various wall, base and drawer units with worktop, integrated oven and electric hob.

21'11" max x 8'11" (6.68m max x 2.72m)

UTILITY

Laminate style flooring, window to rear aspect, space for washing machine. Door to side aspect into rear garden.

CLOAKROOM

Tiled flooring, obscure window to rear, WC and hand basin.

LANDING

Carpeted, radiator, access to loft, airing cupboard with hot water cylinder.

BEDROOM ONE

Exposed floor boards, double radiator, bay window to front aspect, cast iron fire place.

15'4" in to chimney breast recess x 12' plus bay w (4.67m in to chimney breast recess x 3.66m plus bay)

BEDROOM TWO

Fitted Carpet, radiator, window to rear aspect, cast iron fire place.

12' x 10'6" into chimney recess (3.66m x 3.20m into chimney recess)

BEDROOM THREE

Carpeted, double radiator, window to side and rear aspect, cast iron fireplace.

16'5" plus door recess x 9' excluding chimney brea (5.00m plus door recess x 2.74m excluding chimney b)

BATHROOM

Tiled flooring, radiator, obscure window to side aspect, separate shower cubicle.

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Welcome to this charming mid-terrace house located on Tennyson Avenue in the heart of King's Lynn. Built in 1897, this delightful property combines period features with modern living, making it an ideal home for families or professionals alike.

As you enter, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The feature fireplaces in these rooms add a touch of character and warmth, creating a welcoming atmosphere throughout the home.

The property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. With two bathrooms, morning routines will be a breeze, ensuring convenience for all occupants.

One of the standout features of this home is the garage, there is also a potential for additional off-road parking, a rare find in such a central location. The property is situated close to the town centre, allowing easy access to local amenities, shops, and transport links, making it an excellent choice for those who appreciate the convenience of urban living.

In summary, this three-bedroom mid-terrace house on Tennyson Avenue presents a wonderful opportunity to own a piece of history while enjoying modern comforts. With its prime location and charming features, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon. The floorplan is for descriptive purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale. The floorplan is not drawn to scale and is for guidance only. It is the responsibility of the purchaser to have an independent survey carried out.

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