



Tennyson Avenue, King's Lynn, PE30 2QG

welcome to

Tennyson Avenue, King's Lynn

This is a rare opportunity to acquire a distinguished period home in a sought-after and well-connected location is this impressive five bedroom home arranged over three floors and being offered with no onward chain. Viewing highly recommended.



Entrance Door

With stain glass panels

Entrance Hall

Radiator, stairs to first floor, elliptical arch

Cloakroom

Low level WC, wash hand basin

Lounge

14' 4" x 18' into bay (4.37m x 5.49m into bay)
Double glazed bay window, feature tiled fireplace,
two radiators, ceiling rose

Dining Room

14' 4" into recess x 14' 10" (4.37m into recess x 4.52m)
Double glazed window to side and rear, opening to:-

Breakfast Area

12' 7" x 12' 8" (3.84m x 3.86m)
Double glazed window, double glazed door to rear,
storage cupboard, opening to:-

Kitchen

9' 11" x 12' 5" (3.02m x 3.78m)
Base and wall units, roll edge work top, inset
stainless steel sink with mixer tap over, gas boiler,
space for cooker, fridge freezer and washing
machine, double glazed window, double glazed door
to rear, door to:-

Larder/Utility Room**First Floor Landing**

Radiator, storage cupboard

Bedroom

12' 5" x 16' 10" into bay (3.78m x 5.13m into bay)
Double glazed bay window, radiator

Bedroom

9' 1" x 7' 1" (2.77m x 2.16m)
Double glazed window, storage cupboard

Bathroom

Bath wash hand basin, double glazed window,

Separate Wc

Low level WC, double glazed window

Bedroom

13' 10" x 14' 10" (4.22m x 4.52m)
Double glazed window, ornate fireplace, radiator

Bedroom

17' 10" into bay x 14' 7" into recess (5.44m into bay x
4.45m into recess)
Double glazed bay window, radiator, ornate fireplace,
wash hand basin

Bedroom

10' 11" x 5' 11" (3.33m x 1.80m)
Double glazed window, radiator

Second Floor**Room One**

12' 5" min x 20' 10" max (3.78m min x 6.35m max)
Double glazed window, exposed timber floor, ornate
fireplace

Room Two

11' 6" x 14' 6" (3.51m x 4.42m)
Exposed timber floor, double glazed window,
skylight window

Outside

Enclosed rear garden laid to lawn and patio. Door to
Garage - parking is accessed via King George V
Avenue and Tennyson Avenue and has additional
parking in the lane.



check out more properties at williamhbrown.co.uk



welcome to
Tennyson Avenue, King's Lynn

- Located Close to Local Amenities
- Semi Detached Three Storey House
- Five Bedrooms
- Two Reception Rooms
- Garage

Tenure: Freehold EPC Rating: Awaited
 Council Tax Band: D

offers over
£300,000



Total floor area 262.9 m² (2,830 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



Please note the marker reflects the
 postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
 KLN119881 - 0004

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.



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



williamhbrown.co.uk