

## DIRECTIONS

SATNAV: PE30 2QJ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

"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.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

*"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.*

*Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.*

*The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.*

*This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.*



**brittons**  
estate agents

[www.brittons.net](http://www.brittons.net)



79 Tennyson Avenue King's Lynn PE30 2QJ

**THREE DOUBLE BEDROOMS MID-TERRACE HOUSE**

**King's Lynn**

**£250,000 Freehold**

01553 692828  
[sales@brittons.net](mailto:sales@brittons.net)





**ENTRANCE HALL**

Wood flooring, stairs to first floor, door to living/diner, single radiator.

**LOUNGE/DINER**

Wood flooring, window to rear and bay window to front, Gas fireplace, two single radiators.

**KITCHEN**

Polished tiled flooring, wide range of wooden wall-mounted, base and drawer units, space for range cooker, window and door to rear garden, large sink with drainer and window to side.

**UTILITY**

Polished tiled flooring, heated towel rail, space for tumble dryer and plumbing for washing machine.

**CONSERVATORY**

Polished tiled flooring, double aspect windows to rear garden, cloakroom, electric socket.

**W C**

Decorative stone flooring, W.C, patterned window to side.

**LANDING**

Fitted carpet, leading to all rooms and loft access, single radiator, large airing cupboard.

**MASTER BEDROOM**

Fitted carpet, bay window to front, large fitted wardrobes, traditional fireplace, double radiator.

**BEDROOM TWO**

Laminate wood effect flooring, double radiator, window to rear and traditional fireplace.

**BEDROOM THREE**

Fitted carpet, window to rear, single radiator.

**BATHROOM**

Fitted carpet, hand wash basin, W.C, fitted bath, two obscured windows to side, double radiator, half-height wall tiling.

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner, Hipla. A fee of £30 per client applies.

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27'10" x 11'04" (8.48m x 3.45m)

19'09" x 7'09" (6.02m x 2.36m)

7'08" x 6'08" (2.34m x 2.03m)

14'05" x 14'02" (4.39m x 4.32m)

12'04" x 9'02" (3.76m x 2.79m)

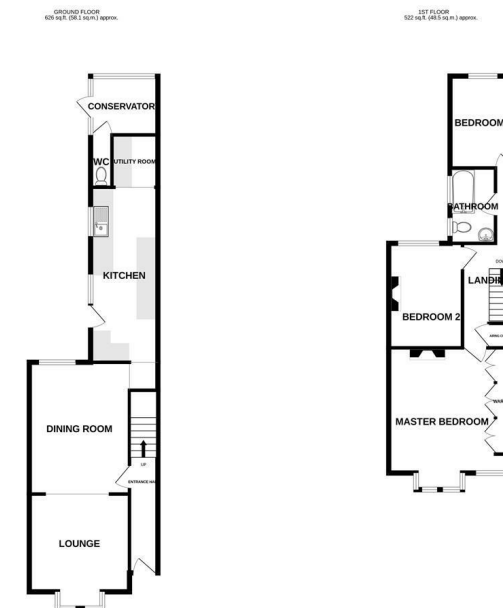
10'04" x 7'10" (3.15m x 2.39m)

8'06" x 5'02" (2.59m x 1.57m)

Located on Tennyson Avenue in King's Lynn, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. The layout includes open plan lounge and dining room, providing ample room for relaxation and entertaining guests.

Situated close to local amenities, residents will benefit from easy access to shops, schools, and recreational facilities, making daily life both convenient and enjoyable. This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the tranquility of a well-designed home.

In summary, this mid-terrace house on Tennyson Avenue is a wonderful choice for anyone seeking a spacious and inviting residence in King's Lynn. With its three double bedrooms, two reception rooms, and a charming conservatory, it is sure to meet the needs of modern living. Don't miss the chance to make this lovely property your new home.



TOTAL FLOOR AREA: 1247 sq.ft. (116.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, costs and any other detail are approximate and not intended to be used as a basis for any financial or other transaction. This plan is for illustrative purposes only and should not be used as a basis for any financial or other transaction. The agents, designers and architects accept no liability for errors or omissions.  
 Map and Measure (2020) 11/20



