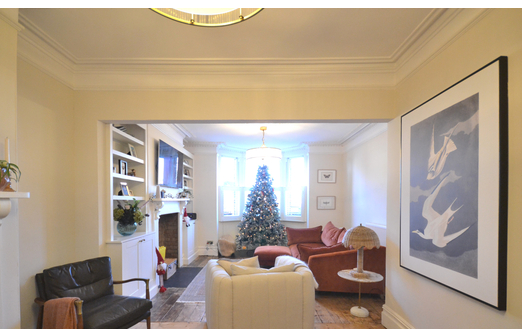




NEWSON & BUCK
ESTATE AGENTS



45 Tennyson Avenue, King's Lynn, Norfolk PE30 2QG £439,950

SOLD PRIOR TO MARKETING Newson & Buck are delighted to present this beautifully renovated four bedroom period home situated on Tennyson Avenue. The ground floor accommodation comprises hall, lounge diner, kitchen breakfast room, utility area and w/c. To the first floor the accommodation comprises three bedrooms and a family bathroom, and a further bedroom with en-suite is found on the second floor. The property benefits from period features, gas fired central heating, rear garden, potential off road parking and Summer House

The property is ideally located for the College Of West Anglia, King Edward VII High School and the rail station with links to Cambridge and London King's Cross.

Hall

Lounge Diner
26' 1" x 12' 10" (7.95m x 3.91m)

Kitchen Breakfast Room
20' 5" x 15' 0" (6.22m x 4.57m)

Utility Room

W/c

Landing

Master Bedroom
14' 1" into bay x 15' 7" (4.29m x 4.75m)

Bedroom Two
11' 8" x 10' 3" (3.56m x 3.12m)

Bedroom Three
8' 4" x 8' 7" (2.54m x 2.62m)

Family Bathroom
11' 5" x 5' 2" (3.48m x 1.57m)

Landing

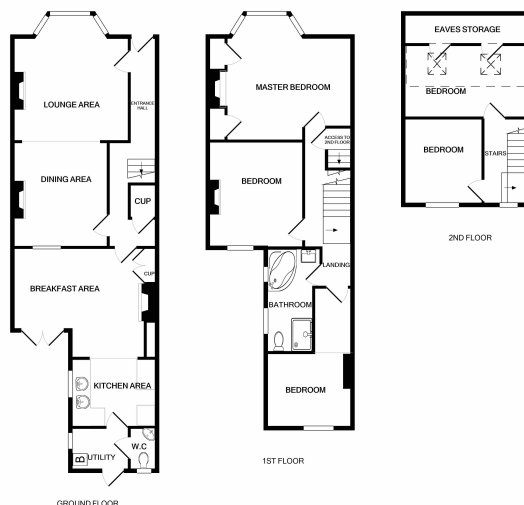
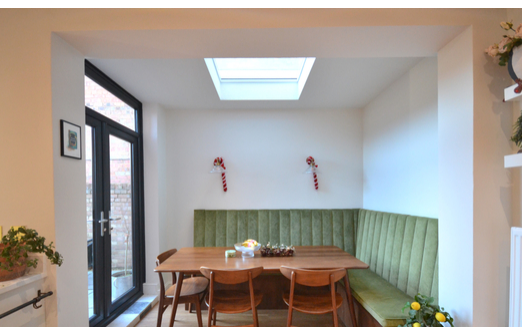
Bedroom Four
8' 1" x 15' 0" (2.46m x 4.57m)

En suite
9' 5" x 8' 9" (2.87m x 2.67m)

Garden

EPC Rating: E

Council Tax Band - C



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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