



**Tennyson Avenue  
King's Lynn  
Norfolk  
PE30**

**Offers In Excess Of £350,000**

**bettermove** 

# Tennyson Avenue

## King's Lynn

Bettermove are proud to present this 5 bedroom end of terrace house in King's Lynn, available with no forward chain.

This property is currently tenanted and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and gas central heating throughout, with off road parking available.

The council tax band is B.

The interior of this well presented property comprises an open plan dining/kitchen area and two double bedrooms, both with en-suites on the ground floor. The first floor consists of the further three double bedrooms, each completed with en-suites. Outside, the property boasts three garages, with electric and water, as well as a private rear garden, perfect for enjoying the summer months.

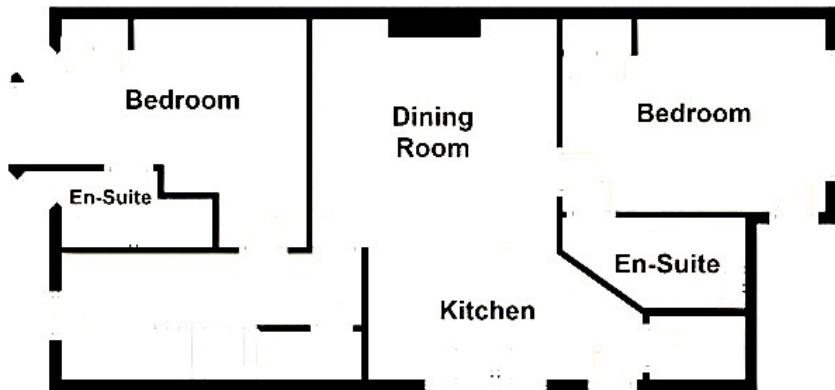
Located in the popular town of King's Lynn, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from King's Lynn Train Station, a variety of local bus routes, and quick access to the A47, and A17.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.



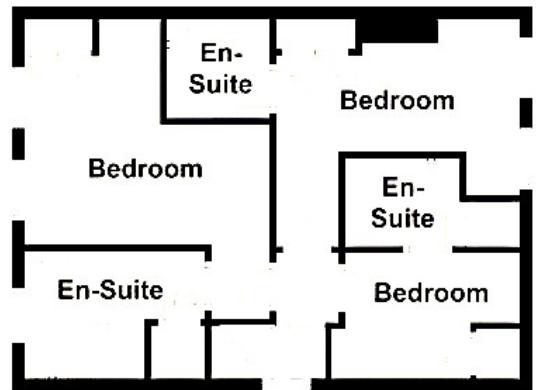
## Ground Floor

Approx. 71.2 sq. metres (766.1 sq. feet)



## First Floor

Approx. 47.6 sq. metres (512.8 sq. feet)



Total area: approx. 118.8 sq. metres (1278.9 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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