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131 Tennyson Avenue, King's Lynn, Norfolk

A characterful Terrace house, close to town and amenities.

- Feature fireplaces • 2 Reception rooms • Family bathroom & separate shower room
- Utility • Potential for parking



DESCRIPTION

A Three bedroom terrace house situated in a close to "The Walks" park and King's Lynn Town Centre.

The accommodation comprises on the ground floor of two receptions, kitchen, utility & bathroom. Upstairs is master bedroom, a further two bedrooms & a shower room. There is a rear garden that is enclosed & a low maintenance front garden.

DIRECTIONS

Leave King's Lynn towards Gaywood. Take the right towards the College of West Anglia onto "Tennyson Avenue", where the property can be found on the left hand side.

LOCATION

Only a few minutes' walk through the beautiful park to the train station and the town centre, where you can find many shops, restaurants, churches and more.

ACCOMMODATION

LOUNGE

Bay Window to front.



DINING/SITTING ROOM

Window to rear, feature fireplace.



KITCHEN

A range of wall and base units. Window to side.

UTILITY

Space and plumbing for washing machine. Door and window to side.

BATHROOM

Low level WC, basin, bath & storage. Window to rear.



BEDROOM ONE

Windows to front. Feature fireplace.



BEDROOM TWO

Window to rear.

BEDROOM THREE

Window to rear.

SHOWER ROOM

Low level WC, basin & shower cubicle. Window to side.

OUTSIDE

The enclosed rear garden is mainly laid to lawn with path to rear access gate.



SERVICES

Gas fired central heating
Mains electricity, water and drainage.
Council Tax Band
Tenure: Freehold.
Postcode: PE30 2QJ.
EPC: E

GENERAL REMARKS and STIPULATIONS

All measurements are maximums.
No services have been tested by the agent.

AGENTS NOTES

Please call the agents to discuss the following in more detail.

Energy Performance Certificate

131, Tennyson Avenue,
KING'S LYNN,
PE30 2QJ

Dwelling type: Mid-terrace house
Date of assessment: 15 March 2010
Date of certificate: 15 March 2010
Reference number: 8001-3857-7329-4896-7703
Type of assessment: RdSAP, existing dwelling
Total floor area: 103 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	47	60	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

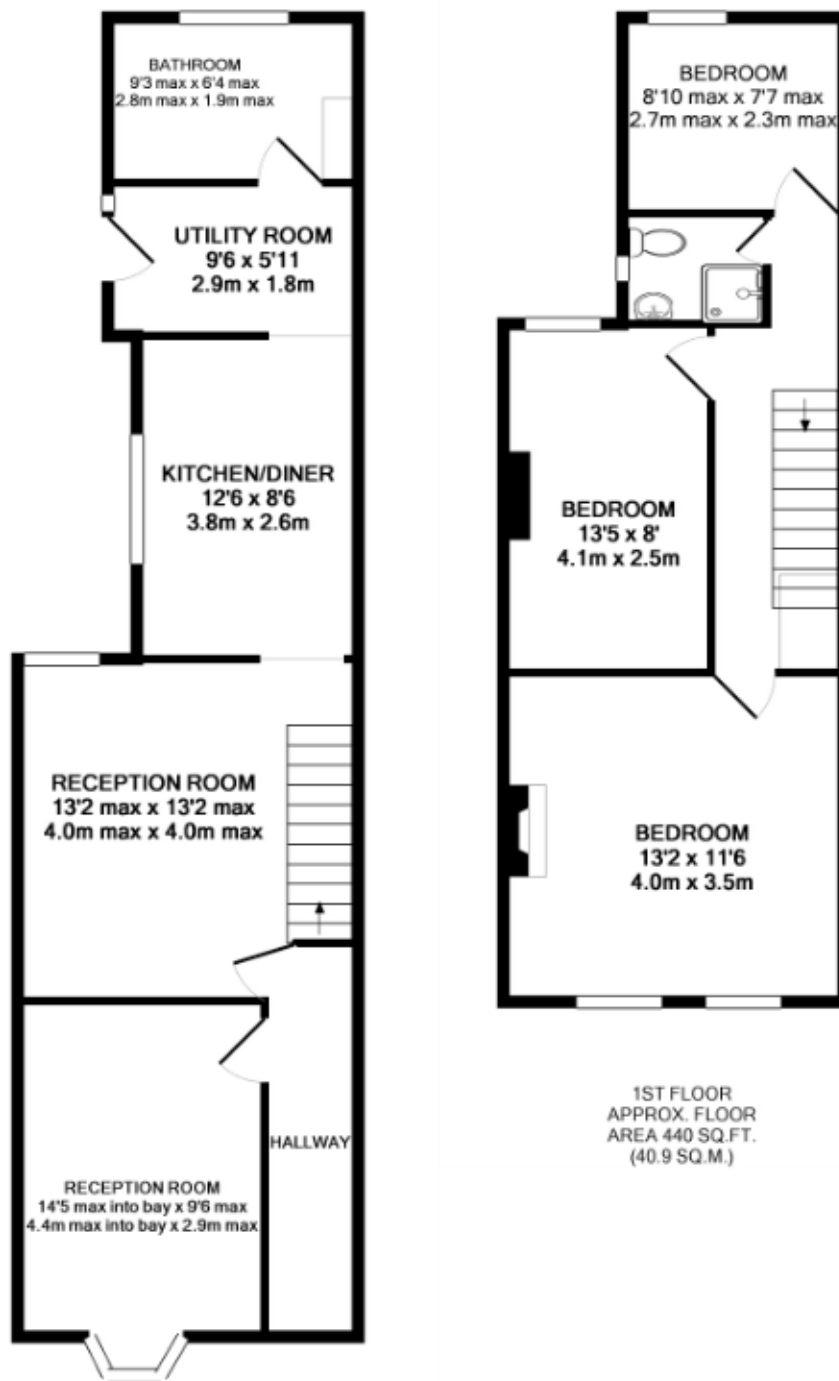
Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	386 kWh/m ² per year	279 kWh/m ² per year
Carbon dioxide emissions	5.8 tonnes per year	4.0 tonnes per year
Lighting	£91 per year	£59 per year
Heating	£978 per year	£751 per year
Hot water	£170 per year	£121 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



GROUND FLOOR
APPROX. FLOOR
AREA 572 SQ.FT.
(53.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1012 SQ.FT. (94.1 SQ.M.)

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