

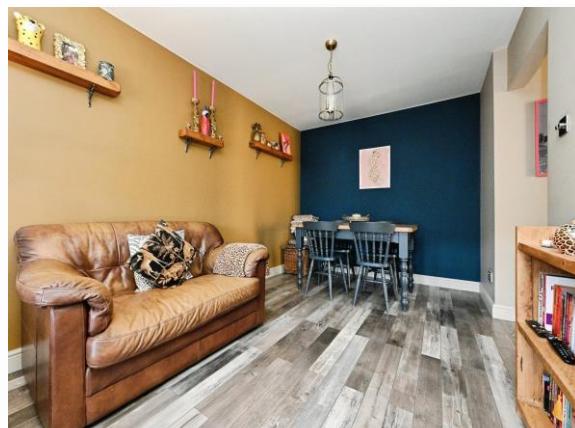


Hickling, Hoveton Close, King's Lynn, PE30 4XH

welcome to

Hickling, Hoveton Close, King's Lynn

William H Brown is delighted to offer to market this two bedroom detached bungalow, located within close proximity to the Queen Elizabeth Hospital. The property has been extensively renovated by the current owners. Viewing highly recommended!



Entrance Porch

Entrance door, Storage Cupboard, Boiler Cupboard

Kitchen

20' (inc hall) x 6' 10" (6.10m (inc hall) x 2.08m)

Wall and Base units, Range Master with Gas Hob and Extractor hood, Sink and Mixer Tap, Space for Freestanding Fridge/Freezer, Integrated Dish Washer, Integrated Washing Machine, Double Glazed Window to rear

Lounge

22' 9" x 9' 9" (6.93m x 2.97m)

Bi Folding Doors to Rear, TV Point

Bedroom One

13' 2" x 11' 2" (4.01m x 3.40m)

Double Glazed Window to front, Built in wardrobes

Bedroom Two

10' 7" x 7' 7" (3.23m x 2.31m)

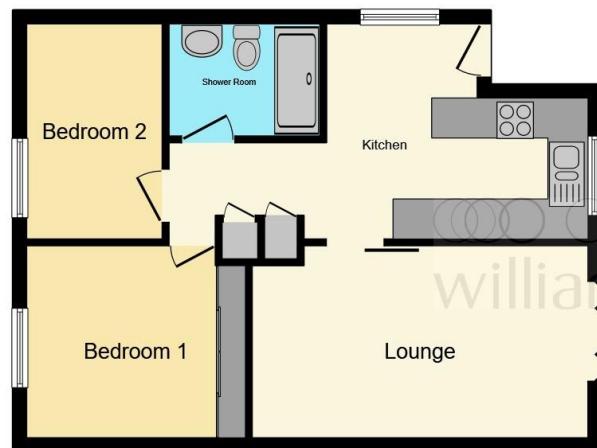
Double glazed window to front

Shower Room

WC, Hand Wash Basin, Shower, Heated Towel Rail

Outside

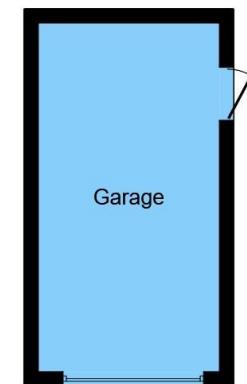
Driveway parking for multiple vehicles, Garage, Workshop with Electric, Enclosed Rear Garden with Patio Area and Remaining Area laid to shingle with a planted palm tree



Floor Plan



Outbuilding



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.focalagent.com



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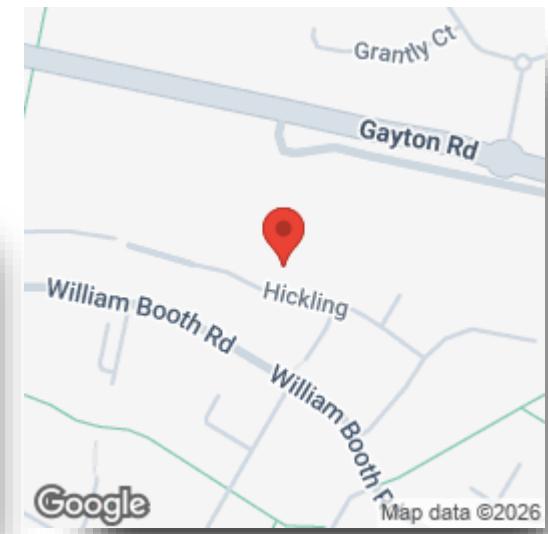
- Detached Bungalow
- Two Bedrooms
- Extensively Renovated
- Driveway Parking for Multiple Vehicles
- Garage and Workshop

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£235,000



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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.



Property Ref:
KLN119195 - 0006

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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