







## welcome to

# Hall Close, Heacham, King's Lynn

In the hugely sought after coastal village of Heacham, this mid-terraced home is worthy of a viewing! Boasting three proportionate bedrooms, a downstairs cloakroom & first floor family bathroom, enclosed rear garden & garage in a seperate block, all in a great location, what's not to love?













### The Accommodation

Entrance door to:

#### **Entrance Hall**

With door to front and stairs to first floor landing.

#### **Donwstairs Cloakroom**

With W.C, wash hand basin with stainless steel taps over and extractor fan.

### **Living Room**

With electric fireplace, window to front, door to rear garden and two radiators.

#### Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, stainless steel sink unit with stainless steel mixer tap over, fridge/freezer, dishwasher, washing machine, electric oven, gas hob, door and window to rear and radiator.

### **First Floor Landing**

With access to the loft space and built in storage cupboard.

### **Bedroom One**

With a fitted wardrobe, window to front and radiator.

### **Bedroom Two**

With window to rear and radiator.

## **Bedroom Three**

With built in storage cupboard, window to front and radiator.

### **Bathroom**

With W.C, wash hand basin with stainless steel taps over, panelled bath with mains shower attachment over, extractor fan, window to rear and radiator.

#### **Outside**

#### Front Garden

To the front of the property is a garden which is enclosed by picket fencing with a gate to the front and is laid to shingle for ease of maintenance.

### **Rear Garden**

To the rear, the garden is also fully enclosed and is laid to lawn with access to the garage, which is in a seperate block.





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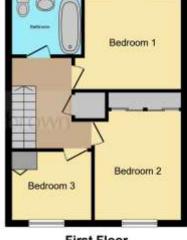
# Hall Close, Heacham King's Lynn

- Mid-Terraced Home
- **Three Proportionate Bedrooms**
- Family Bathroom & Downstairs W.C
- Sold with No Chain!
- A Great First Time, Holiday Home or Investment

Tenure: Freehold EPC Rating: D

£270,000





Ground Floor

First Floor

This floor plan is for flushablyo 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 purposed, they cannot be relied upon for any purpose and they do not form useful dray agreement. No leadily is taken for any error, oriespool or mastelement. A party mast rely upon to area inspeccings!. Forecast by sews fooding or









postcode not the actual property

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Property Ref: HUN106172 - 0005 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 quidance 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.





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