

High Street, Heacham, PE31 7DB



welcome to

High Street, Heacham

Beautifully updated 2-bedroom character home in coastal Heacham with period features, garden room, utility and a surprisingly large rear garden with patio, outbuildings and lawn. No onward chain.













Lounge

14' 6" x 11' 11" (4.42m x 3.63m)

Breakfast Kitchen

11' 11" x 11' 3" (3.63m x 3.43m)

Utility Room

6' 6" x 6' 4" (1.98m x 1.93m)

First Floor

Bedroom One

12' x 11' 5" (3.66m x 3.48m)

Bedroom Two

11' 11" x 9' 2" max (3.63m x 2.79m max)

Bathroom





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High Street, Heacham

- Character property just off Heacham High Street
- Lounge with sash-style window, fireplace, floorboards
 picture rail
- Kitchen with fitted units, tiled floor and splashbacks
- Garden room and separate utility area
- Two bedrooms and first floor bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£260,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HUN106747 - 0007 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.





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