

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
Heacham,
King's Lynn,
Norfolk, PE31 7EP

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An End-Terrace Bungalow of prefabricated construction, offering accommodation including; Living Room, Inner Hall, Bedroom, Kitchen, Shower Room and Side Porch. The property which has recently been refurbished, benefits from UPVC double glazing and gas central heating, along with gardens to the front and rear as well as a useful garden room/studio in the rear.

The property is situated in a popular location approximately 1km from the Beach, within the coastal village of Heacham. The village offers a range of amenities to include; schools, pharmacy, hairdressers, doctors surgery, vets and public houses. There are regular bus services to the nearby towns of King's Lynn and Hunstanton along with the "Coast Hopper" service offering access along the North Norfolk Coast. A perfect location for dog walking and access to Wild Ken Hill.

Poplar Avenue, Heacham, Norfolk, PE31 7EA

Price - £135,000 Freehold

UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR TO:-

LIVING ROOM

13' 10" max x 11' 10" max (4.22m max x 3.61m max)

Painted wood clad ceiling, laminate flooring, power points, two double radiators, UPVC double glazed bay window to front, ornamental fireplace recess. Door to:-

INNER HALLWAY

Access to roof space, laminate flooring, single radiator, door to bedroom and opening to kitchen.

BEDROOM

10' 0" x 8' 8" (3.05m x 2.64m)

Painted wood clad ceiling, laminate flooring, power points, single radiator, UPVC double glazed window to rear.

KITCHEN

11' 11" x 7' 11" (3.63m x 2.41m)

Painted wood clad ceiling and walls, laminate flooring, power points, double radiator, UPVC double glazed windows to side. Range of matching base units with round edged work surfaces over, tiled splash-backs, ceramic sink unit with single drainer and mixer tap over, wall units. Space for free standing cooker and space for under counter fridge. UPVC double glazed door to side porch. Door to:-

SHOWER ROOM

9' 0" max x 8' 0" max (2.74m max x 2.44m max)

Painted wood clad ceiling and walls, wall extractor, laminate flooring, UPVC double glazed window to rear, airing cupboard housing gas fired boiler supplying domestic hot water and radiators, chrome heated towel rail. Suite comprising 1180mm wide shower cubicle with full height ceramic wall tiling and fitted system mixer shower, pedestal wash hand basin with tiled splash-back, low level WC.

SIDE PORCH

7' 10" x 3' 7" (2.39m x 1.09m)

UPVC double glazing, UPVC double glazed door to rear garden.

OUTSIDE

FRONT

Garden laid mainly to brick weave with a brick weave path at the side leading to a gate giving pedestrian access to the rear.

REAR

An enclosed garden laid mainly to brick weave with a useful garden room/studio.

GARDEN ROOM/STUDIO

UPVC double glazing with a wood door and polycarbonate roof. Power points, plumbing provision for washing machine. Cloakroom with wash hand basin and low level WC

DIRECTIONS

From our office, turn left along High Street and bear right which then turns into Collins Lane. At the 'T' junction at the end turn right onto Staithe Road. Take the next right into Poplar Avenue and the property will be found just a short distance further along on the right.

SERVICES

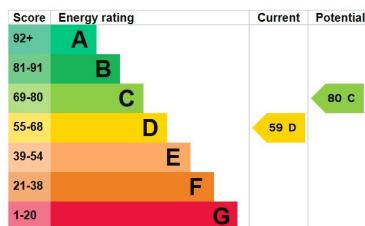
Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Central Heating. These services and related appliances have not been tested.

COUNCIL TAX

Band A - £1555.59 for 2025/26 - Borough Council of King's Lynn & West Norfolk

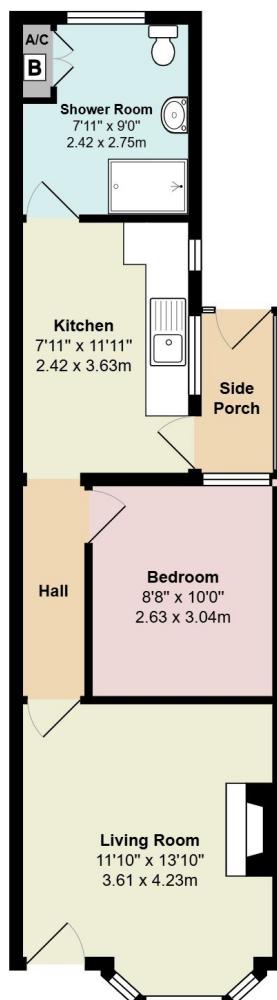
ENERGY PERFORMANCE RATING

EPC - Band D



AGENT'S NOTE REGARDING MORTGAGES

This property is of pre-fabricated construction and a standard residential mortgage will be difficult to obtain. There are however, specialist lenders who might consider offering a mortgage. It is important that any potential buyer should take advice from a specialist lender or broker before trying to purchase the property.



Total Area: 482 ft² ... 44.8 m²

All measurements are approximate and for display purposes only

Poplar Avenue, Heacham, King's Lynn, Norfolk, PE31 7EA

Illustration for identification purposes only. Measurements are approximate. Not to scale



Tenure: Freehold. Vacant possession upon completion.

Viewing: Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

Offer Referencing: Applicants who wish to put forward subject to contract offers agree to the selling agents, **LANDLES**, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Referral Fees: In compliance with the Consumer Protection from Unfair Trading Regulations 2008, **LANDLES** must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Privacy Statement: The **LANDLES** Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and **LANDLES** accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of **LANDLES** has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statutory, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of **LANDLES** and no warranty is given or implied as to its accuracy or completeness.

LANDLES

Since 1856

SELLING & LETTING

Town Country Coastal

property in King's Lynn and the coastal & rural villages of North & West Norfolk

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