

MOLYNEUX
ESTATE AGENTS



56 Main Street

Hockwold, Thetford, IP26 4LH

Guide price £220,000 - £230,000

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Description

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Located on Main Street in the charming village of Hockwold, this delightful mid-terrace house offers a perfect blend of comfort and convenience. The property boasts a spacious layout, featuring a welcoming lounge with wood burning stove which then leads into a generous kitchen/diner, ideal for both entertaining guests and enjoying family meals.

With two well-proportioned double bedrooms, this home provides ample space for relaxation and rest. The bathroom is conveniently located, ensuring practicality for everyday living. The property also benefits from an enclosed rear garden, a lovely outdoor space perfect for enjoying or hosting summer gatherings.

Parking is available to the rear, adding to the convenience of this established terraced house. Being chain-free, this property presents an excellent opportunity for those looking to move in without delay.

Whether you are a first-time buyer, a small family, or seeking a peaceful retreat, this home on Main Street is sure to meet your needs. With its inviting atmosphere and practical features, it is a wonderful place to call home.

Viewings Recommended.

Measurements

Lounge:- 22'4" max x 13'3" max

Kitchen/Diner:-19'3" x 10'2"

Landing

Bedroom One:- 16'3" x 10'5"

Bedroom Two:- 10'1" x 10'1"

Bathroom:- 6'7" x 6'6"

Agents Note

Council Tax band - Kings Lynn & West Norfolk, B.

Electric Heating

Septic tank drainage between three properties.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

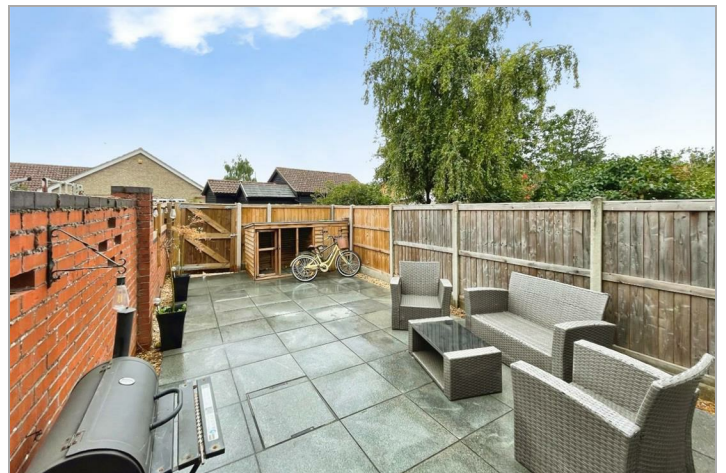
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

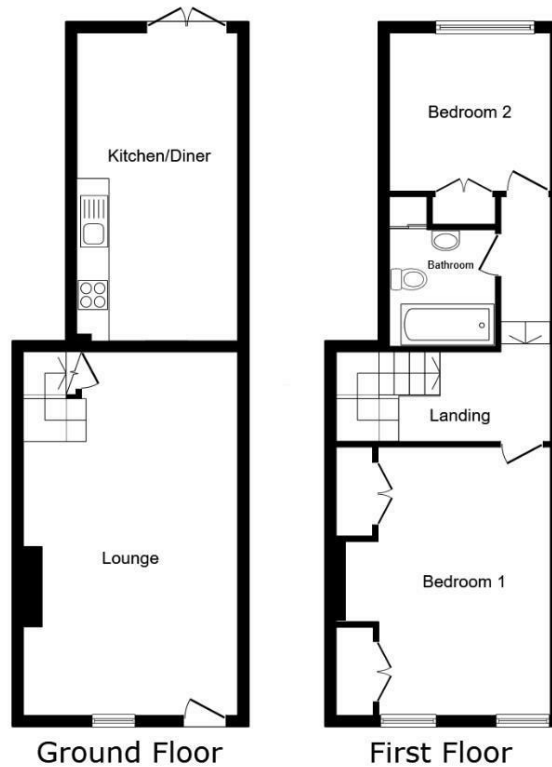
Once an offer is accepted (subject to contract) Coadjute will

Tel: 01842 818282

send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



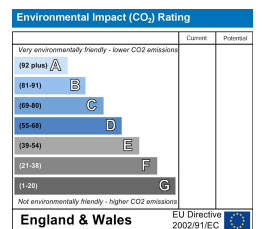
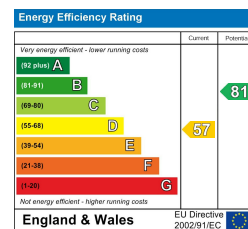


Total floor area: 90.0 sq.m. (969 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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