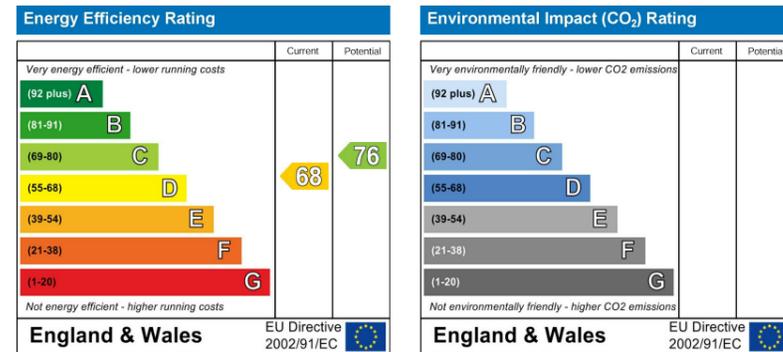


DIRECTIONS

Postcode: PE31 7BW



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

This disclaimer must go on to all probate properties – new and existing:



7 South Moor Drive Heacham King's Lynn PE31 7BW

DETACHED THREE BEDROOM BUNGALOW WITH GARAGE AND DRIVEWAY

King's Lynn

£180,000 Freehold

Telephone: 0800 6546 333

www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



- ENTRANCE PORCH**
Tiled floor. 6'8 x 4'0 (2.03m x 1.22m)
- HALLWAY**
Fitted carpet, double radiator and loft access. 14'9 x 4'7 (4.50m x 1.40m)
- KITCHEN**
Range of wall, base and drawer units with worktop over. Integrated hob and oven. Double radiator. Vinyl flooring. Window to rear aspect with a door leading to the rear garden. 13'9 x 9'6 (4.19m x 2.90m)
- LOUNGE**
Fitted carpet, window to front aspect and double radiator. 15'11 x 10'8 (4.85m x 3.25m)
- BEDROOM ONE**
Fitted carpet, window to front aspect and double radiator. 14'0 x 9'6 (4.27m x 2.90m)
- BEDROOM TWO**
Fitted carpet, window to rear aspect and double radiator. 9'7 x 9'0 (2.92m x 2.74m)
- BEDROOM THREE**
Window to side aspect, double radiator. 9'7 x 6'11 (2.92m x 2.11m)
- BATHROOM**
Three piece suite comprising of a hand wash basin, bath with electric shower over and W.C. Window to rear aspect. Vinyl flooring and radiator.

FRONT GARDEN
Low maintenance front garden mainly laid to gravel with a path way leading to front door. Driveway to side leading to garage.

REAR GARDEN
Fully enclosed and mainly laid to lawn with a patio area and shrubs.

GARAGE
Up and over door, light and power, personell door to rear.

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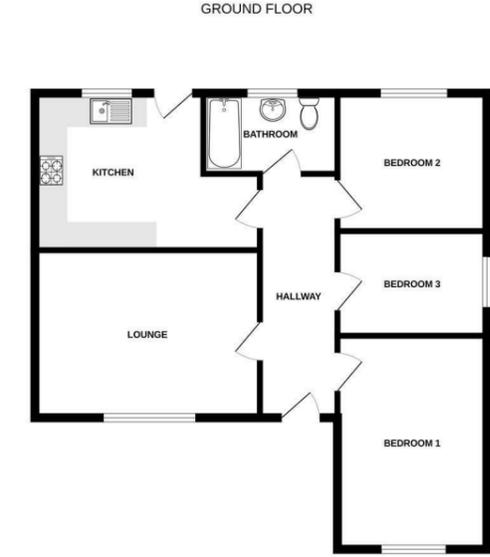
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****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000****Nestled in the tranquil coastal area of South Moor Drive, Heacham, this charming detached bungalow presents an excellent opportunity for those seeking a peaceful retreat by the sea. With three bedrooms, this property offers ample space for families or those wishing to downsize without compromising on comfort. The bungalow features a generous reception room, perfect for entertaining guests or enjoying quiet evenings in. The spacious floorplan allows for a variety of layout possibilities, making it easy to envision your personal touch throughout the home. While the property would benefit from some modernisation, it provides a blank canvas for you to create your ideal living space. Additionally, the property includes a single garage, offering convenient storage. One of the standout features of this home is the absence of an upward chain, ensuring a smooth and straightforward purchasing process. Situated in a quiet coastal location, this bungalow is just a stone's throw away from the beautiful beaches and scenic walks that Heacham has to offer. Whether you are looking for a permanent residence or a holiday home, this property is a fantastic opportunity to embrace the coastal lifestyle. Don't miss your chance to make this bungalow your own and enjoy all the charm that Heacham has to offer.



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, fixtures and fittings should be regarded as approximate and not guaranteed to suit for any particular purpose. This plan is for illustrative purposes only and should be used as a guide to the general arrangement of the property. The actual layout and dimensions may vary from those shown. Make well Mortgage (2023)



