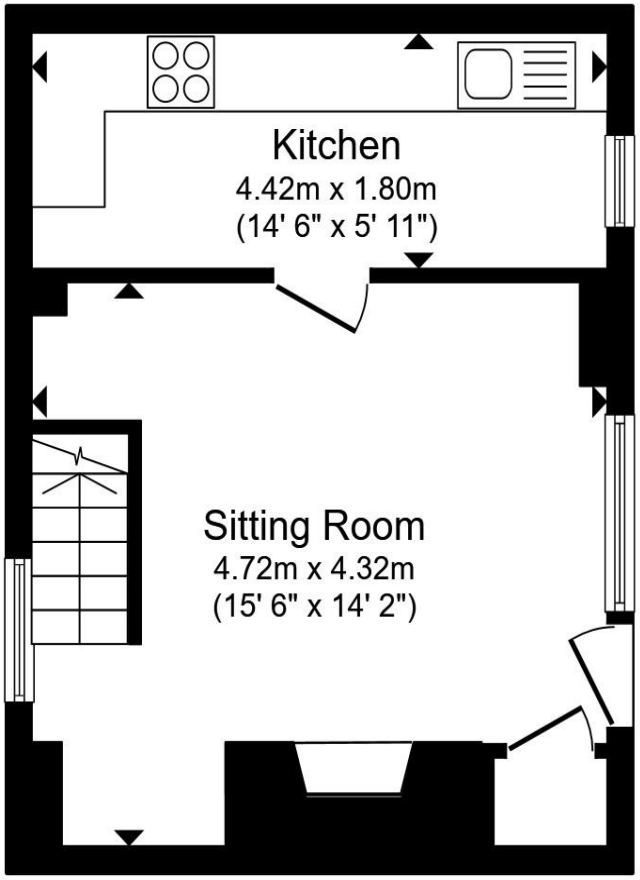
High Street, Docking King's Lynn PE31 8NH

william h brown

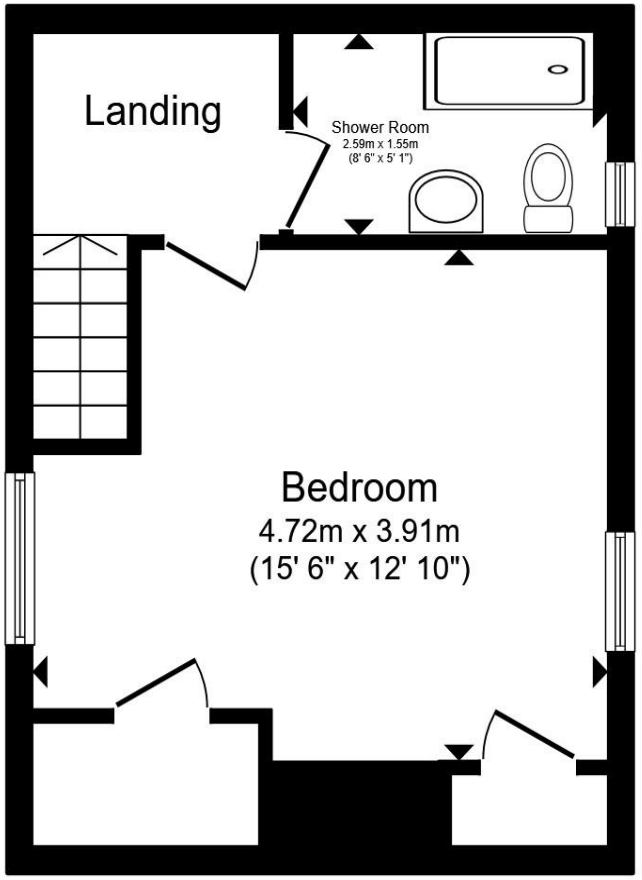
Welcome to

High Street, Docking King's Lynn

Believed to date back over 300 years, Cardinals Cottage is a wonderfully proportioned one-bedroom cottage immersed in the history and character of the village. Approached via a private drive to the rear, the property immediately impresses with its wealth of period charm and features. The reception room provides a particularly inviting space, featuring a soot-stained inglenook fireplace and exposed beams, creating a cosy atmosphere in which to relax on winter evenings. With the sun streaming in from the south, the room is also flooded with natural light throughout the day. A separate well-appointed kitchen provides excellent practicality, while upstairs is an incredibly generous double bedroom featuring wonderful wide exposed floorboards and deep storage cupboards, together with an equally spacious bathroom. A charming period cottage offering a rare combination of character, space and a fascinating history. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 58.7 m² (632 sq.ft.) approx

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

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Further Description:

Sitting Room

Kitchen

First Floor Landing

Bedroom

Bathroom

Agents Note:

'Heating to the property is served by Electric. Please contact the branch for more details'

Welcome to

High Street, Docking King's Lynn

- Believed to date back over 300 years
- Charming one-bedroom period cottage
- Wealth of original character and features
- Soot-stained inglenook fireplace
- Exposed beams and wide exposed floorboards
- Generous double bedroom
- Private drive to the rear
- South-facing aspect providing excellent natural light

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£275,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107279

The Property Ombudsman

Property Ref:
HUN107279 - 0002

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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