



**Hockham Street, King's Lynn**  
King's Lynn

**£140,000**

**Bedrooms:** 3 | **Bathrooms:** 1 | **Receptions:** 1

Freshly updated and ready for its next chapter, this three-bedroom mid-terrace home offers a rare opportunity to step straight into modern living, with just the finishing touches left for you to make it your own.

With a brand new kitchen, a contemporary bathroom, and fresh decoration throughout, the hard work has already been done. All that's left is to choose your flooring and add your personal style, turning a beautifully presented house into a home that feels unmistakably yours.

The location only adds to the appeal. A gentle walk along the banks of the River Ouse leads you directly into the heart of the town, where a vibrant mix of independent shops, cafés, and everyday essentials creates a lively yet relaxed atmosphere. It's the kind of setting that makes day-to-day life feel just that little bit easier, and far more enjoyable.

Step inside and you're greeted by a space that feels light, open, and full of potential. The generous living/dining room offers flexibility for both relaxing and entertaining, whether that's quiet evenings in or catching up with friends over dinner. It's a room that adapts easily to your lifestyle.

To the rear, the newly fitted kitchen brings a clean, modern aesthetic together with practical design. Sleek units and thoughtful layout make the most of the space, while a rear lobby adds a useful transition to the outside. The ground floor is completed by a stylish, contemporary bathroom, fresh, functional, and ready to use from day one.

Upstairs, the three bedrooms continue the home's sense of light and possibility. Each room is well-proportioned, offering a blank canvas for you to shape, whether that's restful bedrooms, a home office, or a creative space.

Outside, the courtyard garden provides a low-maintenance outdoor retreat. It's the perfect spot for a morning coffee in the fresh air or a quiet drink as the day winds down, simple, private, and easy to enjoy.

Offered with no onward chain, this is a home that removes the usual complications and lets you focus on the move ahead. Clean, modern, and full of potential, it's an ideal first step onto the ladder or a smart addition to any portfolio, ready when you are.

**Tenure:** Freehold

**Property Type:** Terraced House

- Mid Terrace House
- Three Bedrooms
- Well Presented - Recently Updated
- New Kitchen and Bathroom
- No Onward Chain
- Ideal First Home
- Courtyard Garden
- Gas Central Heating
- 22ft Living/Dining Room
- Close to Town Centre

#### Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.

1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.

