



High Street, Heacham KING'S LYNN PE31 7ER

Welcome to

High Street, Heacham KING'S LYNN

Set in the heart of the popular coastal village of Heacham, this attached house offers spacious and versatile accommodation with considerable potential. The ground floor comprises an entrance dining room with cupboard, rear hall, lounge with an opening through to a sitting room, inner lobby, kitchen, utility and cloakroom. To the first floor is a landing leading to five bedrooms and a shower room. Outside, doors provide vehicle access to an open rear carport, while the garden extends to the rear where there is a workshop together with useful stores and outbuildings. The outbuildings provide valuable storage and may offer potential for further development, subject to the necessary planning and other relevant permissions. A property offering excellent scope to create a substantial family home in a popular coastal village. 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.





Total floor area 216.9 m² (2,335 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

Lounge
Sitting Room
Dining Room
Kitchen
Utility Room
Shower Room
First Floor Landing
Bedroom One
Bedroom Two
Bedroom Three
Bedroom Four
Bedroom Five
Shower Room
Outside
Car Port
Store
Workshop
Garage

Welcome to

High Street, Heacham KING'S LYNN

- Attached house
- Heart of coastal Heacham
- Five bedrooms
- Versatile ground-floor accommodation
- Lounge with adjoining sitting room
- Open rear carport
- Workshop, stores and outbuildings
- Potential for further development, subject to permissions

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£400,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107300



Property Ref:
HUN107300 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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