

SOWERBYS

Norfolk Property Specialists



Ruki

2 New Row, Heacham, Kings Lynn, PE31 7ES

£240,000 No Onward Chain



Viewing by appointment with our

Hunstanton Office 01485 533666 or hunstanton@sowerbys.com



RUKI

This pleasant two bedroom character cottage is situated just off the High Street in close proximity to shops, local amenities and just a short walk away from the beach.

The property is well-presented and is in good decorative order. The accommodation briefly comprises an entrance porch, living room with feature fireplace, kitchen/diner and handy downstairs utility/WC. On the first floor there are two double bedrooms and a family bathroom.

Externally the gravelled driveway is big enough for two vehicles and to the rear there is a low maintenance walled garden with grassed area and patio.

The property has recently had a new gas boiler fitted and comes with no onward chain. The cottage has been used for long term let but it would also be ideal for a holiday home/let.



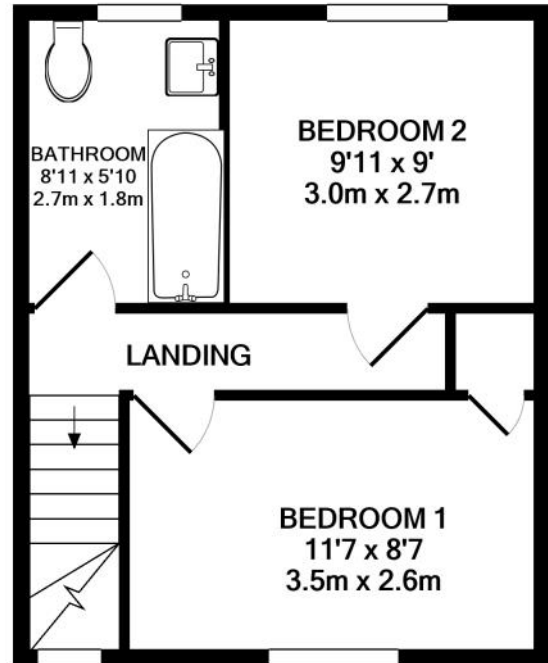
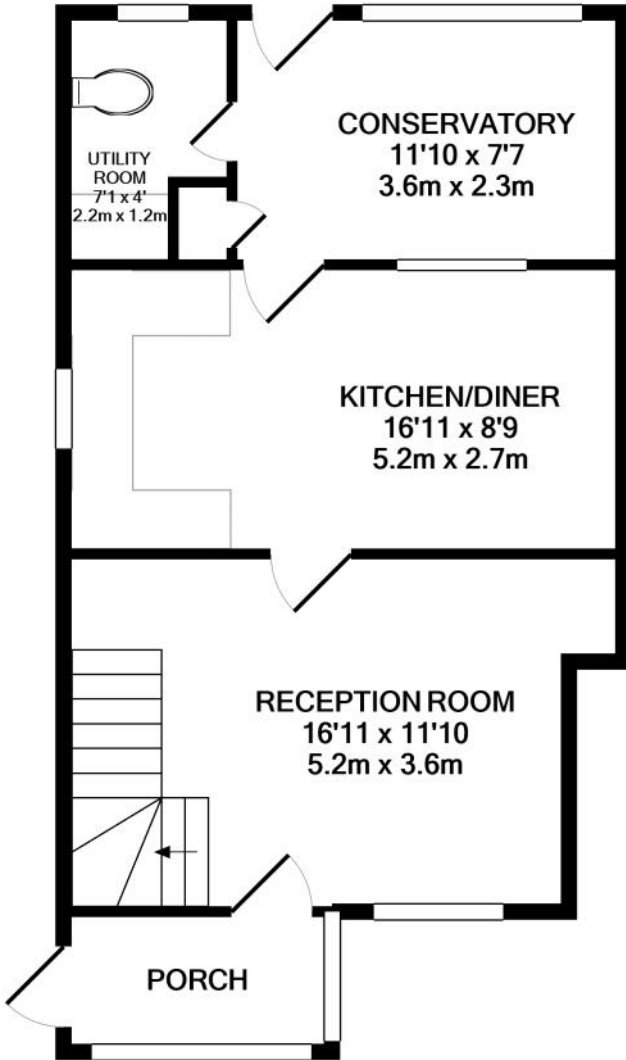
KEY FEATURES

- No Onward Chain
- Two Double Bedrooms
- New Boiler System
- Character Cottage
- Ideal Holiday Home or Let
- Parking for Up to Two Vehicles
- Close To Heacham High Street









1ST FLOOR
APPROX. FLOOR
AREA 306 SQ.FT.
(28.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 480 SQ.FT.
(44.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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HEACHAM

Heacham is a popular, thriving, coastal village, located on the A149, 2 miles south from the seaside resort of Hunstanton. The village has a wide range of shops including two supermarkets. There are two beaches which enjoy stunning sunsets, primary and junior schools, a pub called the West Norfolk with adjoining butchers and the Heacham Manor Hotel and Restaurant with an 18 hole golf course. There is an annual carnival, fete and many activities through local clubs and groups including the Sports and Social club. Norfolk Lavender, England's premier lavender farm is also close by which has a plant centre, restaurant, children's indoor play area and farm, interior/gift shop and farm shop, selling local food direct from producers. The village is served by regular transport links to Hunstanton and the popular town of King's Lynn, both offering a wider range of amenities, whilst King's Lynn has direct rail links to London King's Cross via Cambridge. There are many walks close by and two RSPB bird reserves within easy reach at Titchwell and Snettisham.

SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 2728-5916-7229-0032-3970

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

Viewing by appointment with our Hunstanton Office:
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