

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
Heacham,
King's Lynn,
Norfolk, PE31 7EP

01485 524544
info@landles.co.uk
www.landles.co.uk



A Victorian End Terrace House offering accommodation including; Living Room, Kitchen/Diner and Utility to the ground floor, along with Landing Two Bedrooms and Shower Room to the first floor. This well-presented property which benefits from UPVC double glazing and gas central heating, has small enclosed gardens to the front and rear, along with off-road parking at the rear.

The property is located close to the centre of the popular, well-served coastal village of Heacham. The village offers a range of amenities to including; a variety of local shops, Lidl supermarket, primary school, pharmacy, hairdressers, doctors surgery, vets and public houses. There are regular bus services to the nearby towns of Hunstanton and King's Lynn with the property being approximately 1 mile to Heacham beach. There is a regular bus service offering access along the North Norfolk Coast and local towns and villages. A perfect location for dog walking, access to Wild Ken Hill and local beaches.

Caley Street, Heacham, Norfolk, PE31 7DP

Price - £265,000 Freehold

UPVC FRONT ENTRANCE DOOR TO:-

LIVING ROOM 14'0" max x 10'9" (4.27m max x 3.28m)

Skimmed & coved ceiling, wood flooring, power points, television point, double radiator, UPVC double glazed window to front, feature fireplace with inset wood burner set on a stone hearth. Opening to:-

KITCHEN/DINER 13'11" max x 14'8" max narrowing to 8'6" (4.24m max x 4.47m max)

Skimmed ceiling with inset spotlights, vinyl floor covering, UPVC double glazed window to rear, power points, double radiator, stairs to first floor landing, range of matching wall and base units with square edged work surfaces over along with matching upstands, one and a half bowl composite sink unit with single drainer and mixer tap over, built-in electric oven, built-in ceramic hob, space for under-counter fridge. Door to:-

UTILITY 6'5" x 5'0" (1.96m x 1.52m)

Skimmed and coved ceiling, power points, single radiator, plumbing for washing machine, UPVC double glazed window to side, wall mounted gas fired boiler supplying domestic hot water and radiators, round-edged work surface with cupboard under, tall boy unit. UPVC double glazed door to rear.

FIRST FLOOR LANDING

Skimmed ceiling, access to roof space, UPVC double glazed window with shutters to side. Doors to:-

BEDROOM ONE 11'2" max x 10'7" (3.4m max x 3.23m)

Skimmed ceiling, power points, single radiator, UPVC double glazed window to front.

BEDROOM TWO 9'0" x 7'3" max (2.74m x 2.21m max)

Skimmed ceiling, power points, single radiator, UPVC double glazed window to rear.

SHOWER ROOM 6'6" x 5'8" (1.98m x 1.73m)

Skimmed ceiling with inset spotlights, wall extractor, tiled floor, shaver socket, UPVC double glazed window to front, single radiator. Walk-in shower with floor drain and full height ceramic wall tiling, fitted system mixer shower with overhead rose and glass screen. Vanity surface with free standing wash hand basin and mixer tap over, low level WC.

OUTSIDE

FRONT

Small enclosed garden laid mainly to gravel with a low walled frontage with railings. Path at side with border containing mature shrubs and plants that gives pedestrian access to the rear. Timber garden shed.

REAR

Courtyard garden with artificial grass, external power points, outside tap. Hedge at the rear with an opening through to gravelled car-standing.

DIRECTIONS

Leave our Heacham office and turn right into Pound Lane. Take the next left into Caley Street and the property will be found further along on the left hand side.

SERVICES

Mains Electricity. Mains Gas. Mains Water. Mains Drainage. These services and related appliances have not been tested.

COUNCIL TAX

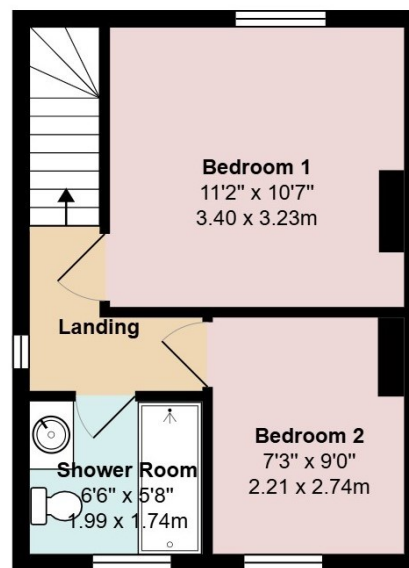
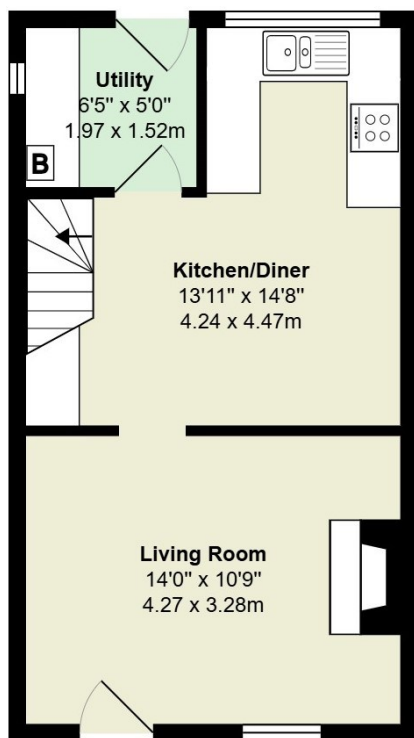
Band B £1732.38 per annum - 2024/25 - Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE CERTIFICATE

EPC Band D - A full copy is available on-line at:- <https://www.gov.uk/find-energy-certificate> - or from our offices.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





Caley Street, Heacham, King's Lynn, Norfolk, PE31 7DP

Illustration for identification purposes only. Measurements are approximate. Not to scale

Tenure: Freehold. Vacant possession upon completion.

Viewing: Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

Offer Referencing: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Referral Fees: In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

Since 1856

SELLING & LETTING

Town Country Coastal

property in King's Lynn and the coastal & rural villages of North & West Norfolk

KING'S LYNN OFFICE:

Blackfriars Chambers, Blackfriars Street, King's Lynn PE30 1NY

t: 01553 772816

COASTAL OFFICE:

32 High Street, Heacham, Norfolk PE31 7EP

t: 01485 524544

e: info@landles.co.uk

www.landles.co.uk