LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
Heacham,
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Norfolk, PE31 7EP

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NO ONWARD CHAIN A fully refurbished Victorian End Terrace House offering accommodation including; Living Room, Dining Room, Kitchen and Bathroom to the ground floor, along with Landing and Two Double Bedrooms (One Ensuite) to the first floor. The property which benefits from UPVC double glazing and gas central heating, has off-road parking at the front for a small car and an enclosed garden to the rear.

The property is situated within the sought after village of Snettisham which is conveniently located just a short drive from the seaside town of Hunstanton. The village offers a range of facilities including; 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 2.6 miles to Snettisham beach.

Lynn Road, Snettisham, PE31 7QA

O.I.E.O - £250,000 Freehold

COMPOSITE FRONT ENTRANCE DOOR TO:-

LIVING ROOM
14' 0"max x 11' 5"min opening to 14' 6"max in bay(4.27m max x 3.48m max opening to 4.42m max in bay)
Skimmed ceiling, power points, television point, two double radiators, UPVC double glazed bay window to front, feature fireplace with tiled hearth. Door to:-

DINING ROOM
11' 4" max x 9' 5" (3.45m max x 2.87m)
Skimmed ceiling, power points, television point, double radiator, UPVC double glazed window to rear. Stairs to first floor landing, under stairs cupboard with power point and telephone socket, arched former fireplace display recess. Door to:-

KITCHEN
13' 11" x 6' 11" (4.24m x 2.11m)
Skimmed ceiling with inset spotlights, power points, double radiator, UPVC double glazed window to side, plumbing provision for washing machine and dish washer, new wall mounted "Worcester" gas fired boiler suppling domestic hot water and radiators, range of new matching wall and base units with round edged work surfaces over, sink unit with single drainer and mixer tap over, built-in electric oven, built-in electric hob with stainless steel extractor hood over, space for fridge freezer, UPVC double glazed door to side. Door to:-

BATHROOM
7' 5" x 5' 6" (2.26m x 1.68m)
Skimmed ceiling, UPVC double glazed window to rear, double radiator, wall extractor, chrome heated towel rail. Suite comprising; panelled bath with mixer tap and shower attachment over, tiled splash-back, pedestal wash hand basin with tiled splash-back, low level WC.

FIRST FLOOR LANDING
Skimmed ceiling, UPVC double glazed window over stairs to rear. Doors to:-

BEDROOM ONE
9' 3" min opening to 14' 2" max x 10' 3" (2.82m opening to 4.32 max x 3.12m)
Skimmed ceiling, power points, double radiator, UPVC double glazed windows to front. Door to:-

ENSUITE
7' 8" max x 3' 3" min (2.34m x 0.99m)
Skimmed ceiling, ceiling extractor, chrome heated towel rail. Suite comprising; built-in shower cubicle with full height composite wet board panelling and fitted system mixer shower, pedestal wash hand basin with tiled splash-back, low level WC.

BEDROOM TWO
10' 11" max x 7' 5" min opening to 11' 1" max (3.33m max x 2.26m min opening to 3.38m max)
Skimmed ceiling, power points, double radiator, UPVC double glazed window to rear, display recess.

OUTSIDE

FRONT
Laid mainly to gravel providing off road parking for a small car.

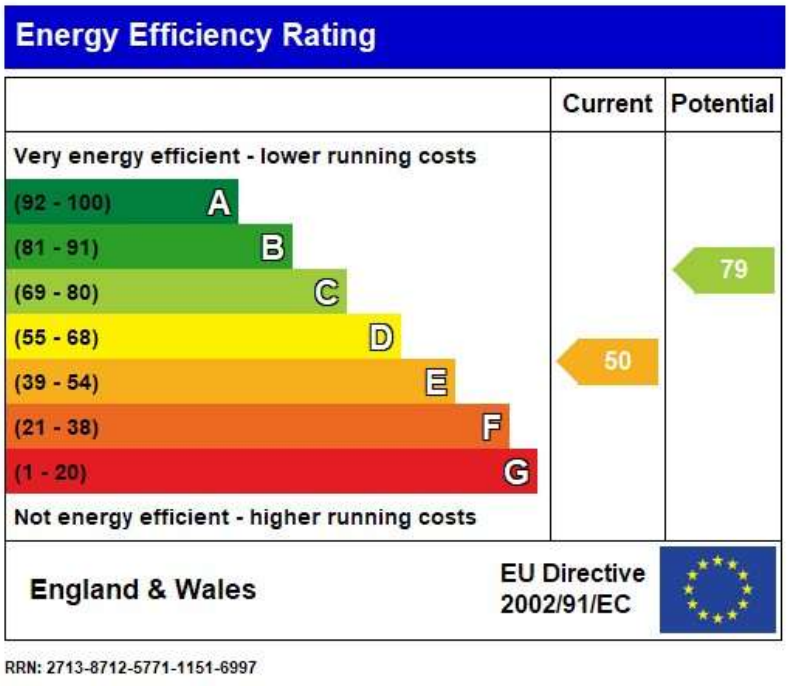
REAR
Courtyard garden area which leads onto a further enclosed lawned garden. NOTE: (The neighbour at No .85 has pedestrian access across rear of the property).

DIRECTIONS
From Heacham head along the A149 towards Snettisham and at the roundabout take the first exit into the village. Continue through the centre of the village passing the Co-op on your left and Strickland Avenue on your right and the property will be found further along, on the right hand side.

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

COUNCIL TAX
Band B - £1903.18 for 2026/27 - Borough of Kings Lynn and West Norfolk

ENERGY PERFORMACE RATING
EPC - Band E



RRN: 2713-8712-5771-1151-6997























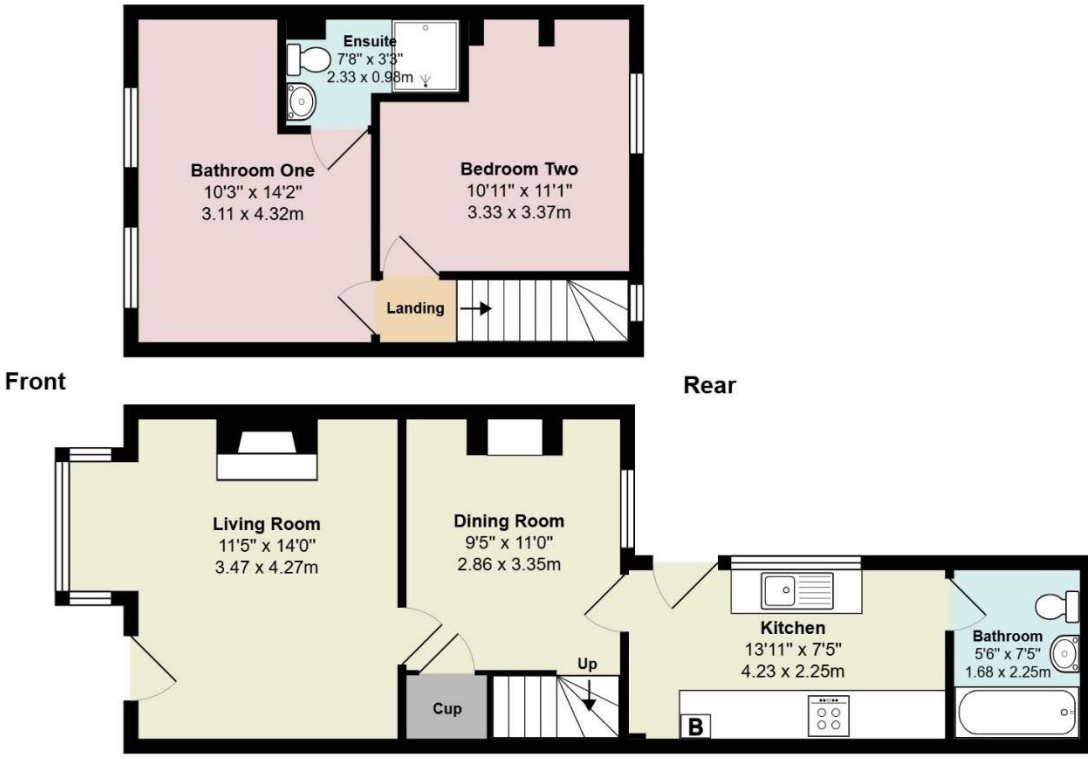












Total Area: 768 ft² ... 71.4 m²

All measurements are approximate and for display purposes only

Lynn Road, Snettisham, PE31 7QA

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, **L A N D L E S**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **L A N D L E S**

***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

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