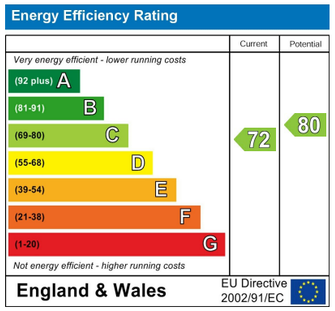
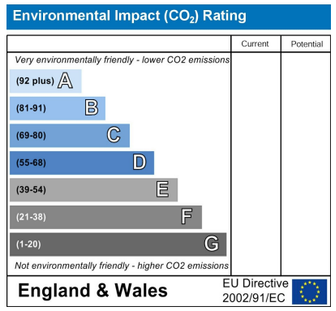
DIRECTIONS

SATNAV: PE31 7JL





NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order.We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

This disclaimer must go on to all probate properties – new and exisiting:

NORFOLK PROPERTY AUCTIONS



2 Gonville Close Heacham, King's Lynn PE31 7JL

THREE BEDROOM SEMI-DETACHED HOUSE WITH PRIVATE DRIVEWAY

Heacham, King's Lynn **£160,000 Freehold**

Telephone: 0800 6546 333
www.norfolkpropertyactions.co.uk
Email- sales@norfolkpropertyauctions.co.uk





HEACHAM
Heacham is a popular coastal village on the North Norfolk coast, offering a good range of everyday amenities while retaining a relaxed village atmosphere. Residents have access to local shops, convenience stores, cafés, pubs, takeaways and independent businesses, with further shopping and services available in nearby Hunstanton and King's Lynn. The village is well known for its sandy beach and attractive coastal setting, making it particularly appealing to those looking for a quieter lifestyle with plenty of opportunities for walking and outdoor activities. Heacham also has a primary school, doctors' surgery and other useful community facilities, while regular bus services provide links to surrounding villages and towns. With its combination of local amenities, coastal location and strong sense of community, Heacham can be an attractive option for families, retirees and those looking for a more peaceful pace of life within easy reach of the wider Norfolk area.

PORCH
Vinyl flooring with space for shoes and coats. This leads into the lounge.

LOUNGE 14'5" x 10'2" (4.39m x 3.10m)
Wood affect flooring, double radiator, window to the front aspect, archway leading through to the kitchen.

KITCHEN 14'5" x 11'11" max (4.39m x 3.63m max)
L shaped room, tiled flooring, radiator, window to side aspect, stairs leading to first floor, door to bathroom, door to conservatory.

BATHROOM 5'7" x 5'5" (1.70m x 1.65m)
Tiled flooring, window to rear aspect, WC, hand wash basin, bath with mixer taps.

CONSERVATORY 12'5" x 9'7" (3.78m x 2.92m)
Wood affect flooring, French doors leading to garden.

BEDROOM ONE 14'5" x 9' (4.39m x 2.74m)
Carpeted, inbuilt airing cupboard, single radiator, window to rear.

BEDROOM TWO 10'4" x 8'9" (3.15m x 2.67m)
Wood affect flooring, radiator, window to front aspect.

BEDROOM THREE 7'4" x 5'3" (2.24m x 1.60m)
Wood affect flooring, radiator, window to front flooring.

REAR GARDEN
fenced off decking and slabbed area, with small gate to rest of garden with timber shed, garden pond and vegetable patch.

AUCTION IMPORTANT INFORMATION
MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavour to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order.We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

** Being Sold via Secure Sale online bidding. Terms & Conditions apply. ** Situated in the sought-after area of Gonville Close, Heacham, this semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a rental investment. The property boasts a practical layout, making it an ideal family home. The residence features three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is a comfortable area, perfect for entertaining guests or enjoying quiet evenings with family. A conservatory, which invites natural light and offers a serene space to unwind while overlooking the garden. The outdoor space features a large decking area that is perfect for summer barbecues or simply enjoying the fresh air. The garden provides a wonderful setting for children to play or for gardening enthusiasts to cultivate their green thumbs. This property is not only a home but also represents a fantastic opportunity in a desirable location. With its combination of space, comfort, and outdoor enjoyment, this semi-detached house is sure to attract interest from a variety of buyers.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2026









