MOLYNEUX
ESTATE AGENTS



Pearces Close

Hockwold, IP26

Price £250,000

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Description

Offered to the market with NO ONWARD CHAIN is this semi detached home on Pearces Close, within the sought after village of Hockwold.

The internal accommodation is accessed via a welcoming entrance hall that leads to a spacious lounge, ideal for relaxation and entertaining. The ground floor also features a convenient shower room, a well-appointed kitchen/breakfast room, and a conservatory that opens to the generous rear garden.

Upstairs, you will find three generously sized bedrooms, providing ample space for family or guests, along with a family bathroom that caters to all your needs. The property is further enhanced by oil-fired central heating and sealed unit UPVC windows and doors, ensuring comfort and energy efficiency throughout the year.

Outside, the generous rear garden offers a perfect setting for outdoor activities or simply enjoying the fresh air. The shingled driveway provides off street parking for several vehicles, along with a garage for additional storage or vehicle space, plus a further brick store. With no onward chain, this home is ready for you to move in and make it your own.

An internal viewing is now available, contact Molyneux Estate Agents to arrange.

Measurements

Entrance Hall

Lounge - 17' 2" x 11' 11" max

Shower Room - 5' 7" x 4' 11"

Kitchen - 11' 8" x 12' 8" max (reducing to 8' 7")

Conservatory - 14' 10" x 8' 2"

Stairs to first floor landing

Bedroom 1 - 12' 1" max x 9' 5"

Bathroom - 8' 9" x 6' 5"

Bedroom 2 - 10' 3" x 8' 10"

Bedroom 3 - 9' 1" x 7' 6"

Garage - 21' 7" x 9' 6"

Agents Note

Council tax band - A
Kings Lynn And West Norfolk

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.











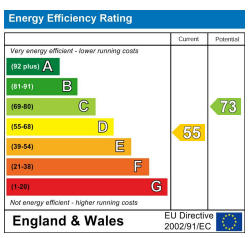


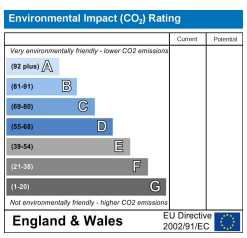




Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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