



1a Hockham Street, King's Lynn
Offers Over £120,000

BELTON DUFFEY



1A HOCKHAM STREET, KING'S LYNN, NORFOLK, PE30 5LZ

A refurbished 1 bedroom, mid terraced property, situated in a convenient and popular location.

DESCRIPTION

A refurbished 1 bedroom mid terraced property, situated in a convenient and popular location.

This period property has been refurbished, including: newly fitted kitchen, newly fitted shower room, new double glazed windows and entrance door, complete re-decoration and new floor coverings. The gas central heating was installed in approximately 2019, as were the internal doors.

The property is built of solid brick walls under a slate roof and briefly comprises: spacious entrance hall, sitting room and kitchen to the ground floor. On the first floor is a bedroom and shower room.

The property is ideal for a first time buyer or investor.

SITUATION

Hockham Street is nearby to the town centre, bus and railway stations. It is also conveniently placed for the industrial estates. The North Norfolk coast, an area of outstanding natural beauty, is to the North and Cambridge and Norwich cities are also within motoring distance.

ENTRANCE HALL

3.51m max, 1.32m min, averaging 2.33m x 2.40m max (11' 6" max, 4' 4" min averaging 7' 8" x 7' 10" max. Staircase to first floor landing, under stairs storage area, UPVC double glazed door to outside, radiator, mains smoke alarm.

Please note: This area could be fitted out to create a storage space/workstation etc.

SITTING ROOM

3.82m x 2.72m (12' 6" x 8' 11") Radiator, carbon monoxide alarm, cupboard housing the Worcester gas central heating boiler.

NEWLY FITTED KITCHEN

3.53m x 1.59m (11' 7" x 5' 3") L-shaped marble effect worktop with stainless steel sink unit and chrome mixer tap, cupboards and drawers under, integrated washing machine and integrated fridge, ceramic 4 ring hob with extractor over and fan assisted oven under, radiator, frosted window to side, ceiling lights and heat alarm.

FIRST FLOOR STAIRCASE WITH HALF LANDING

Frosted window to side.



FIRST FLOOR LANDING

Loft access, radiator, mains smoke alarm.

BEDROOM

4.68m x 2.38m max (15' 4" x 7' 10" max) Radiator, 2 windows.

Please note: This room is an irregular shape.

NEWLY FITTED SHOWER ROOM

2.22m x 1.87m (7' 3" x 6' 2") Double size shower cubicle with mains shower, low level WC, pedestal wash hand basin, heated chrome towel rail, frosted window to side, ceiling light.

OUTSIDE

Please note: There is no outside space.

DIRECTIONS

From King's Lynn proceed out of town along London Road, continuing through the Southgate's monument and at the Southgate's roundabout take the 4th exit towards South Lynn. Continue along into South Lynn and at the mini roundabout turn right at the Baptist Chapel into Wisbech Road, first right into Diamond Approach. Continue to the end and the property will be seen to the left hand side, right on the corner of Hockham Street.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. . Council Tax Band A.

EPC – D.

Gas central heating.

TENURE

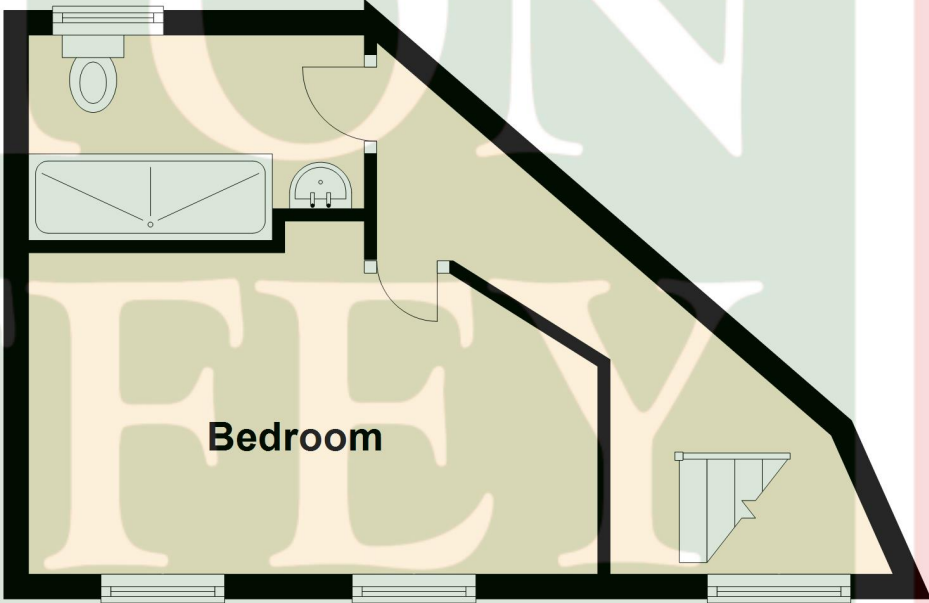
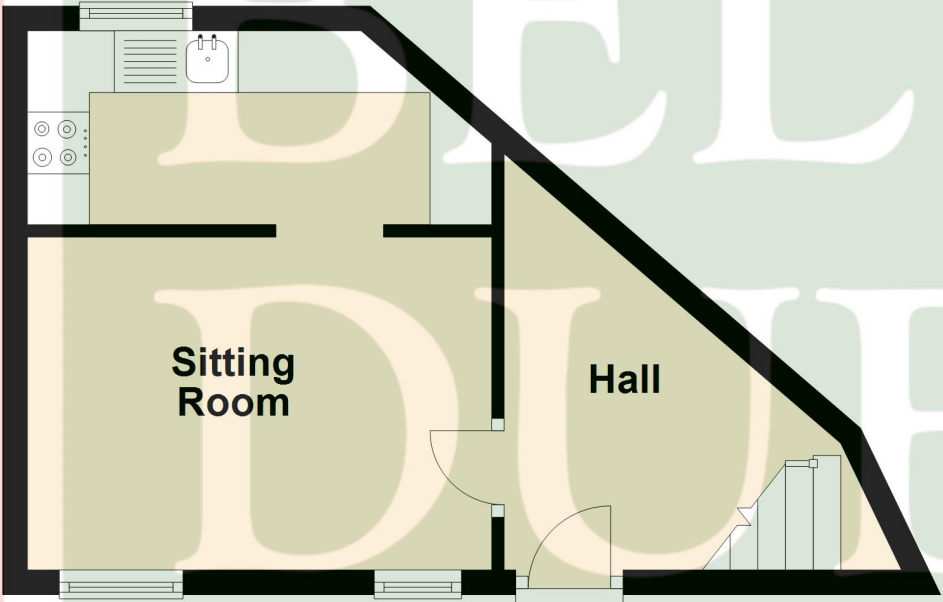
This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

Ground Floor

First Floor







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