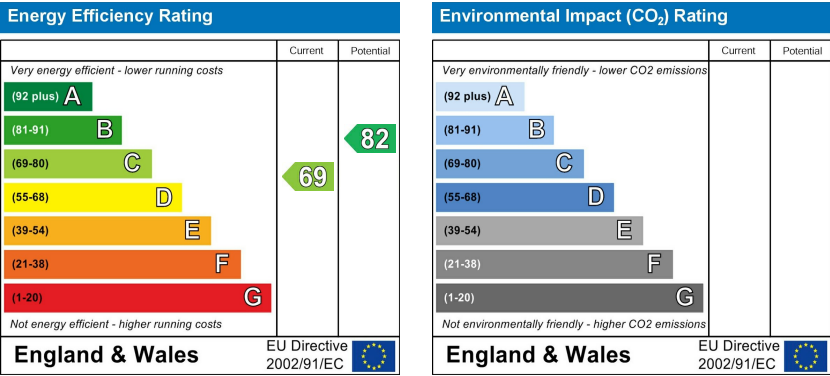


DIRECTIONS

SATNAV: PE30 5LZ



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.

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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 existing:



7 Hockham Street King's Lynn PE30 5LZ

SIX BEDROOM MID-TERRACE HOUSE

King's Lynn

£180,000 Freehold

Telephone: 0800 6546 333
www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



KING'S LYNN King's Lynn offers an excellent range of amenities, making it one of West Norfolk's most popular market towns. Residents benefit from a wide selection of supermarkets, independent shops, cafés, restaurants, and leisure facilities, alongside the Vancouver Quarter and Hardwick Retail Park for everyday shopping. The town is well served by highly regarded schools, the Queen Elizabeth Hospital, and a variety of sports clubs and recreational spaces, including The Walks park. For commuters, King's Lynn railway station provides direct services to Cambridge and London King's Cross, while excellent road links via the A47 and A10 offer convenient access across the region. Combining rich history, a vibrant town centre, and modern conveniences, King's Lynn provides an ideal balance of lifestyle and connectivity for families, professionals, and retirees alike.	
ENTRANCE HALL Wooden flooring, single radiator, stairs to first floor.	
HALLWAY Wooden flooring, doors to living area and two bedrooms, double radiator.	15'1" x 5' (4.60m x 1.52m)
BEDROOM TWO Wooden flooring, window to front aspect, located on the ground floor, double radiator.	12' x 10'10" (3.66m x 3.30m)
BEDROOM FOUR Wooden flooring, window to rear aspect, located on the ground floor, double radiator.	11'10 x 7'7" (3.61m x 2.31m)
DOWNSTAIRS SHOWER ROOM LVT flooring, W.C, walk-in shower enclosure, hand wash basin.	5'3" x 4'11" (1.60m x 1.50m)
KITCHEN/LIVING AREA Laminate flooring, windows and door to side aspect, double radiator, range of modern base and drawer units, stainless steel sink with drainer, induction hob with extractor, integrated oven.	20'6" x 12'5" (6.25m x 3.78m)
LANDING Fitted carpet, double radiator, leading to all rooms, storage cupboard.	
BEDROOM ONE Fitted carpet, double radiator, window to rear aspect.	11'8" x 10'2 (3.56m x 3.10m)
BEDROOM THREE Fitted carpet, double radiator, window to front aspect.	11' x 7'10" (3.35m x 2.39m)
BEDROOM FIVE Fitted carpet, double radiator, window to rear aspect.	9'4" x 5'9" (2.84m x 1.75m)
BEDROOM SIX Fitted carpet, single radiator, window to front aspect.	7'9" x 6'11" (2.36m x 2.11m)
UPSTAIRS SHOWER ROOM Located on the first floor, vinyl flooring, double radiator, W.C, hand wash basin, shower enclosure, double radiator, obscured window to side aspect	4'1" x 4'11" (1.24m x 1.50m)
REAR COURTYARD Courtyard with artificial grass and gate to rear access.	
AUCTION IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	
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Situated on Hockham Street, King's Lynn, this delightful end-terrace house presents an excellent opportunity for both families and investors alike. With a well-thought-out layout, the property boasts two spacious reception rooms (currently set out as bedrooms) perfect for entertaining guests or enjoying family time. The six generously sized bedrooms provide ample space for relaxation, while the two modern bathrooms, including a convenient shower room on both the ground and first floors, ensure comfort for all residents. One of the standout features of this property is its rental potential, with the flexibility to create a House in Multiple Occupation (HMO) accommodating up to six bedrooms. This makes it an ideal investment for those looking to capitalise on the growing rental market in the area. The property is presented in excellent condition, showcasing a modern aesthetic that is both inviting and stylish. Additionally, the absence of an upward chain allows for a smooth and efficient purchasing process, making it easier for you to settle into your new home. Whether you are seeking a family residence or a lucrative investment opportunity, this property on Hockham Street is sure to impress. Don't miss the chance to make this well-presented house your own.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plans, sections, notes and any other matter are approximate and no responsibility is taken for any error or omission in this document. This plan is for illustrative purposes only and should not be used as such for any other purpose. The views, opinions and suggestions given here are not intended to be a guarantee. Made with Metaphor (2023)



