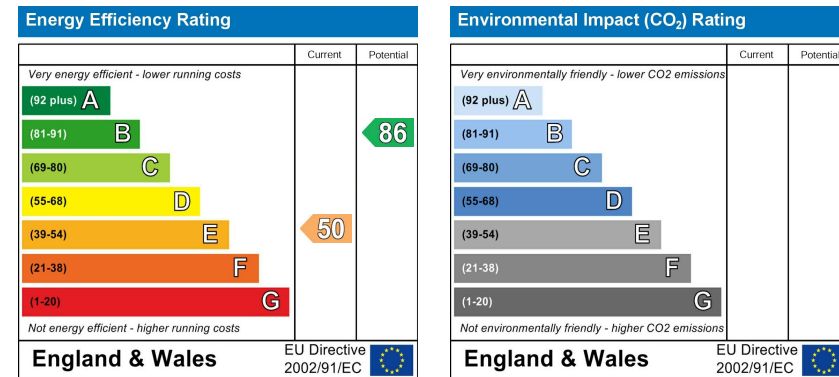


## DIRECTIONS

Sat Nav: PE31 7LD



## 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 existing:*



26 Collingwood Close Heacham, King's Lynn PE31 7LD

**THREE BEDROOM NON STANDARD DETACHED BUNGALOW IN NEED OF FULL REFURBISHMENT**

**Heacham, King's Lynn**

**£140,000 Freehold**

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**www.norfolkpropertyactions.co.uk**

**Email: sales@norfolkpropertyactions.co.uk**



**KITCHEN** 10'2 x 9'5 (3.10m x 2.87m)  
 Selection of wall, base and drawer units. Gas hob with electric oven beneath and extractor hood over. Stainless steel sink with mixer tap over and drainer. Space for fridge freezer. Window to side. Radiator and tiled floor.

**LOUNGE** 15'4 x 10'8 (4.67m x 3.25m)  
 Dual aspect window with elevated views over the front garden. Radiator. Gas fire.

**CONSERVATORY** 9'10 x 10'4 (3.00m x 3.15m)  
 Views over the garden. Plumbing for washing machine.

**HALLWAY** 4'8 x 16'3 (1.42m x 4.95m)  
 Radiator, two storage cupboards. Loft access.

**BEDROOM ONE** 10'5 x 11'11 (3.18m x 3.63m)  
 Single radiator. Built-in wardrobe. Window to front with views over the front garden.

**BEDROOM TWO** 10'5 x 11'11 (3.18m x 3.63m)  
 Selection of built-in wardrobes and cupboards. Window to rear with views over The large garden.

**BATHROOM**  
 Comprising of a hand wash basin and bath with electric shower over and a glass shower screen. Tiled walls. Window to rear aspect.

**W C**  
 Separate W.C. Window to rear aspect.

**REAR GARDEN**  
 Mainly laid to lawn with patio area. Variety of mature plants and shrubs.

**FRONT GARDEN**  
 Surrounded by hedging, mainly laid to lawn with gravel parking area and concrete path to side. This area could easily hold at least four cars.

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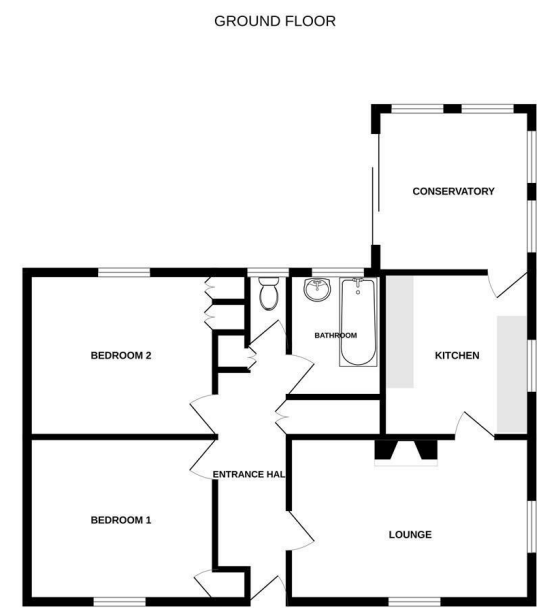
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**\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140,000\*\*** Nestled in the sought-after location of Collingwood Close, Heacham, this charming detached bungalow presents an exciting opportunity for those looking to invest in a renovation project. With two bedrooms and a reception room, the property offers a comfortable layout, perfect for creating a cosy home. The bungalow is set on a private road, ensuring a peaceful environment, while the spacious garden provides ample outdoor space for gardening enthusiasts or those wishing to entertain. Although the property requires full refurbishment and is of non-standard construction, it boasts excellent potential for transformation into a delightful residence. Please note that this property is non-mortgageable, making it an ideal choice for cash buyers or investors looking to take on a project. The vendors of this property are related to one of the directors of Norfolk Property Auctions. Embrace the potential of this fantastic opportunity and envision the possibilities that await in this lovely location.



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