



7 Higham Green | King's Lynn | Norfolk



The end terrace 3 bedroom house (circa 1960's) situated within close proximity of Queen Elizabeth Hospital and Local Schools.

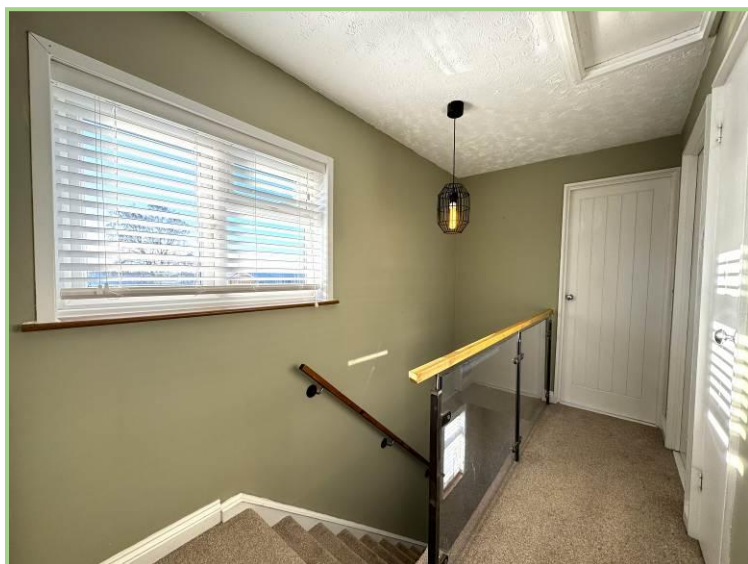
*Benefitting from UPVC Double Glazing throughout,
Gas Fired Radiator Central Heating & Low Maintenance Gardens.*

Offered to the market with No Onward Chain.

Purchase Price £185,000

Folio: H/420ts





- **Entrance Hall**
- **Living Room**
- **Dining Room**
- **Kitchen**
- **Downstairs WC**



- **First Floor Landing**
- **3 Bedrooms**
- **Bathroom**
- **Low Maintenance Gardens**
- **No Onward Chain**

Located within close proximity of the Queen Elizabeth Hospital and local schools is this 3 bedroom end terrace house on Higham Green (just off Winston Churchill Drive). The property provides well laid out accommodation which includes three well proportioned bedrooms, living room with separate dining room along with a useful downstairs WC. There are the benefits of UPVC double glazing throughout, gas fired radiator central heating and gardens to the front and rear which are laid to paving for ease of maintenance. Offered to the market with No Onward Chain, the property presents as an ideal home for first time buyers, families or buy-to-let investors.

Entrance Hall

With UPVC entrance door, inner door, wood effect flooring, radiator, BT telephone point and stairs to first floor landing.

Living Room

15' 5" x 11' 9" (4.7m x 3.58m)

With UPVC bow window to front aspect, 2 radiators & television aerial point.

Dining Room

9' 8" x 7' 9" (2.95m x 2.36m)

With UPVC window to rear aspect, wood effect flooring and radiator. Open to;

Kitchen

9' 10" x 9' 9" (3m x 2.97m)

With fitted wall & base units, fitted worktops, stainless steel sink with drainer & monobloc tap, wine rack, point & space for a freestanding electric cooker with extractor above, plumbing & space for a washing machine, tiled surrounds, vinyl floor, radiator, UPVC window to rear aspect & door to rear lobby/store.

Downstairs WC

With UPVC window, low level WC, hand basin with cupboard below, Baxi wall mounted gas boiler, vinyl flooring and pocket sliding door.

First Floor Landing

With UPVC window, metal framed balustrade with glazed inserts and loft hatch. Airing cupboard housing hot water cylinder and programmer.

Bedroom 1

12' 10" x 9' 9" (3.91m x 2.97m)

With UPVC window, wood effect flooring, integrated wardrobe and radiator.

Bedroom 2

10' 10" x 9' 9" (3.3m x 2.97m)

With UPVC window, integrated wardrobe, and radiator.

Bedroom 3

8' 9" x 7' 10" (2.67m x 2.39m)

With UPVC window, wood effect flooring and radiator.

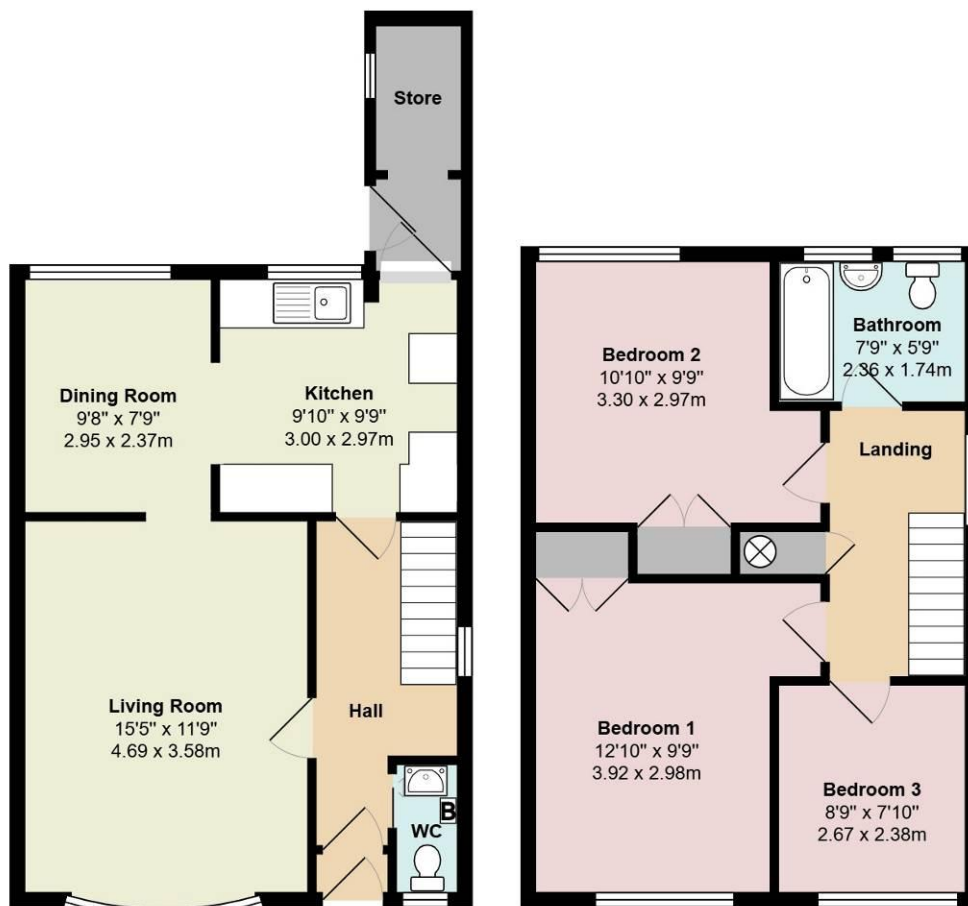
Bathroom

7' 9" x 5' 9" (2.36m x 1.75m)

With low level WC, pedestal hand basin, panelled bath with thermostatic shower above & shower curtain rail, tiled walls, vinyl floor, radiator, 2 UPVC windows and shaver point.

Outside

To the front, there is a decorative brick & flint wall with ironwork gate leading to the front garden area, fully laid to brickweave. A gate at the side provides access to the rear garden which is also laid to paving on split levels with a raised patio area. There are 2x timber sheds at the side for storage and a further gate in the fence provides access to the street.



Higham Green, King's Lynn, Norfolk PE30 4RX

Total Area Approx: 966 ft² ... 89.8 m²

Illustration for identification purposes only. All measurements are approximate and not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	74 C	80 C
39-54	E		
21-38	F		
1-20	G		

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "A" with a current annual charge of £1,529.56, 2025/2026.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.



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