



## 2 bed detached bungalow to buy in PE31

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

**£150,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ DETACHED BUNGALOW
- ✓ SITUATED ON A PRIVATE ROAD
- ✓ TWO BEDROOMS
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

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.

### TWO BEDROOM NON STANDARD DETACHED BUNGALOW IN NEED OF FULL REFURBISHMENT

Kitchen - 3.10m x 2.87m (10'2 x 9'5) - 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 - 4.67m x 3.25m (15'4 x 10'8 ) - Dual aspect window with elevated views over the front garden. Radiator. Gas fire.

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

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

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

Bedroom Two - 3.18m x 3.63m (10'5 x 11'11 ) - Selection of built-in wardrobes and cupboards. Window to rear with views over the rear 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.

WC - Separate W.C. Window to rear aspect.

Rear Garden - Mainly laid to lawn with patio area. Variety of mature plants and shrubs.

Front Garden - To the front and one side of the property there is mature hedging and to the other side there is various fencing with space for a garage to be built (STPP).

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £150,000

Property Type: Detached Bungalow

Parking: Driveway

Roofing type: Clay tiles

Known property issues: Asbestos

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

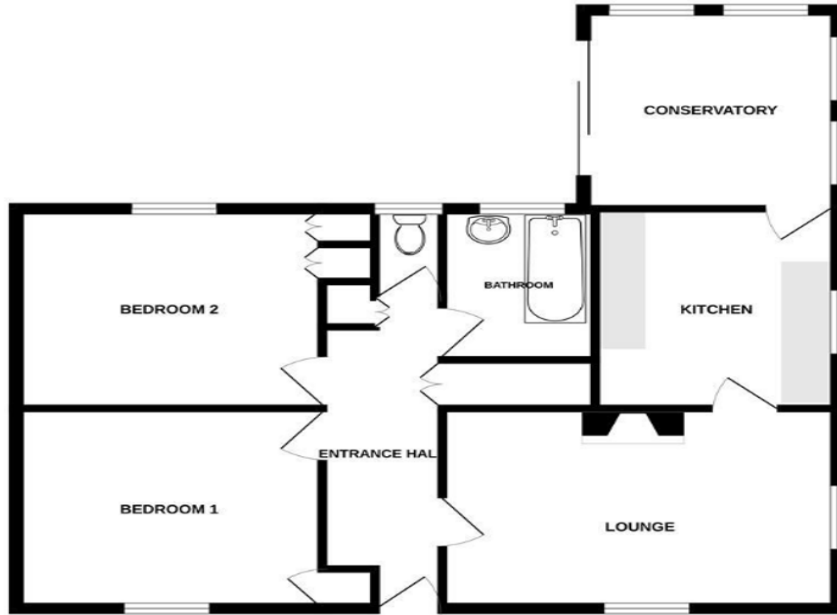
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items, are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their quantity or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

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