



Main Street

Hockwold, IP26

Price £270,000

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Description

Situated in the sought after village of Hockwold, this established semi-detached home is offered with NO ONWARD CHAIN. Built in circa 1950, the property is well presented throughout, and is found on a generous plot, providing ample space for both parking and outdoor enjoyment. With a large driveway accommodating multiple vehicles, as well as a garage, this home is perfect for families or those who appreciate the luxury of space.

Upon entering, you are welcomed into a bright entrance hall that leads to a well-appointed kitchen and a spacious lounge/diner, ideal for both entertaining and relaxing. The ground floor also features a practical shower room that doubles as a utility space, enhancing the home's functionality.

Upstairs, you will find three comfortable bedrooms, each offering a peaceful retreat for rest and relaxation. The property benefits from oil-fired central heating, ensuring warmth and comfort throughout the colder months.

The rear garden, laid to lawn, provides a lovely outdoor space for children to play or for hosting summer gatherings. The non-estate position of the home adds to its appeal, allowing for a sense of privacy while still being part of a friendly community.

Located in a sought-after village in Norfolk, this property is free from onward chain, making it an excellent opportunity for those looking to move swiftly. For further details or to arrange a viewing, please contact Molyneux Estate Agents. This home is not just a property; it is a place where memories can be made.

Measurements

Entrance Hall

Kitchen - 11' 5" x 9' 5"

Lounge - 17' 10" max x 13' 11" max

Shower Room/ Utility - 9' 9" max x 6' 1"

Stairs to first floor landing

Bedroom 1 - 14' 8" x 9' 5" max

Bedroom 2 - 13' 11" max x 9' 7"

Bedroom 3 - 11' 1" x 8'

Council Tax band - A

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

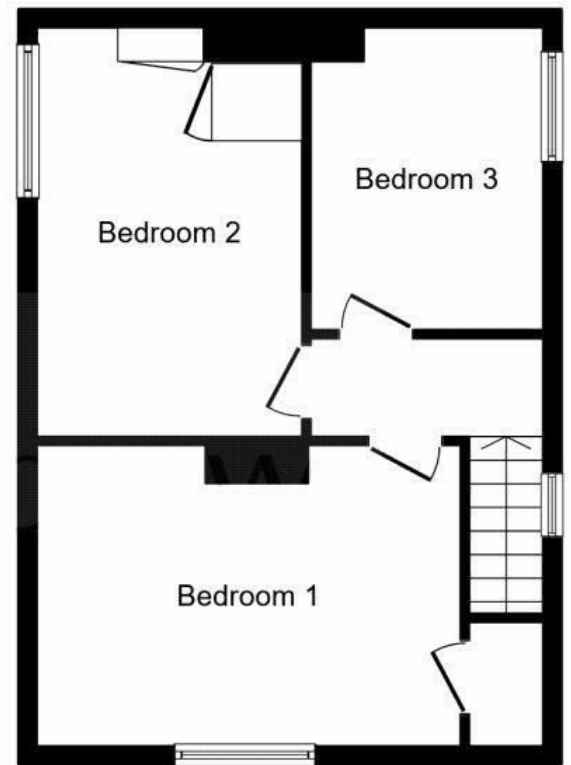
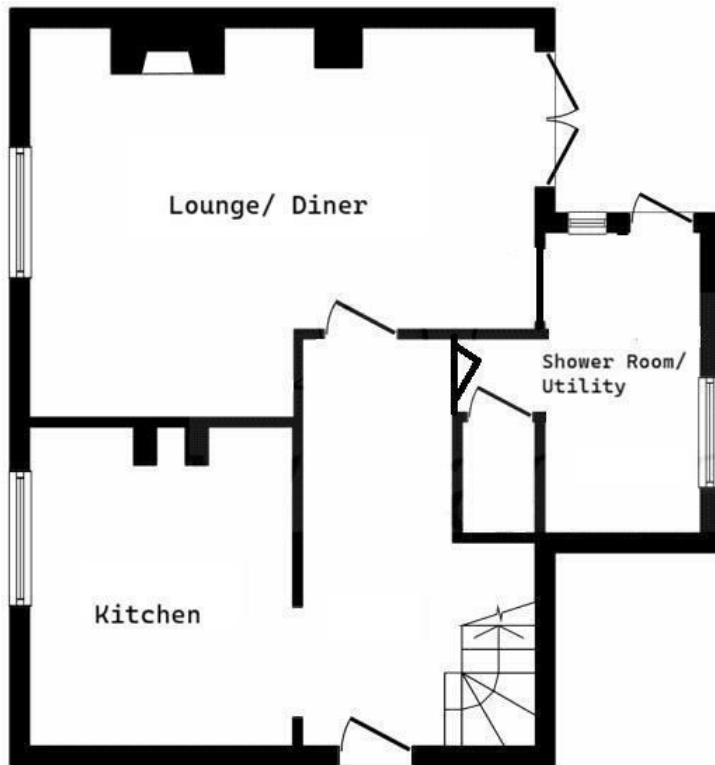
Tel: 01842 818282

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

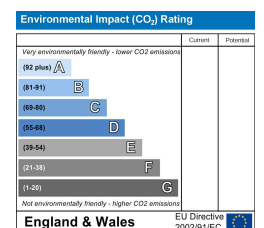
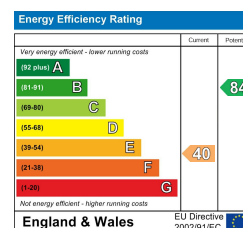




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK