

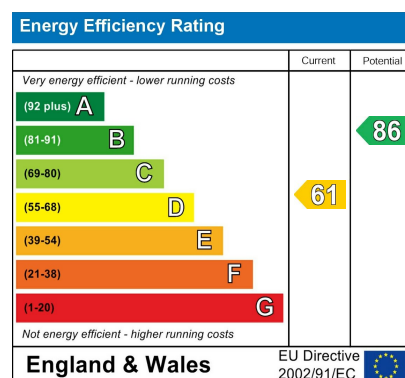


brittons  
estate agents

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## DIRECTIONS

From our King's Lynn office, take the A149 towards Sandringham and Hunstanton. As you follow the road through Sandringham, you will approach a small roundabout, take the first left heading towards Hunstanton. After around 4 miles, take the second exit at the roundabout and continue on the A149 towards Hunstanton. At the new roundabout, take the second exit onto Redgate Hill/A149. At the next roundabout, take the third exit follow the road round into Old Hunstanton where the property can be found on the right hand side easily identified by our For Sale Board.



## 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.



34 Old Hunstanton Road Old Hunstanton Hunstanton Norfolk PE36 6HS

**TWO BEDROOM SEMI DETACHED COTTAGE IN NEED OF TOTAL REFURBISHMENT IN SOUGHT AFTER LOCATION - NO UPWARD CHAIN**

Old Hunstanton

£325,000 Freehold

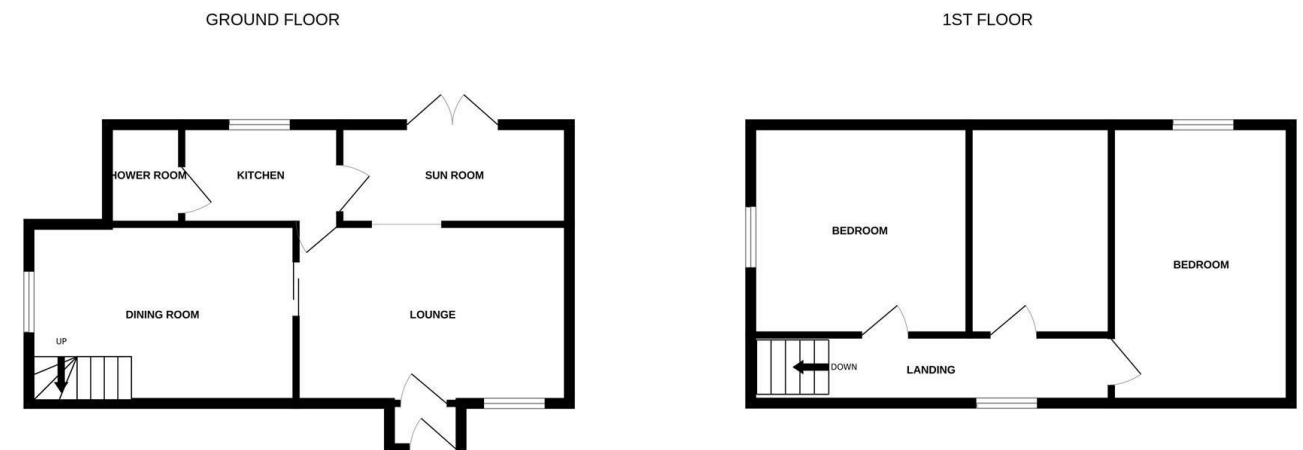
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<b>ENTRANCE PORCH</b>	4'4 x 3'4 (1.32m x 1.02m)
<b>LOUNGE</b> Window to rear aspect.	16'3 x 15'5 (4.95m x 4.70m)
<b>DINING ROOM</b> Window to side aspect.	13'7 x 11'9 (4.14m x 3.58m)
<b>KITCHEN</b>	8'1 x 7'7 (2.46m x 2.31m)
<b>CONSERVATORY</b> French doors to rear aspect.	12'5 x 6'11 (3.78m x 2.11m)
<b>DOWNSTAIRS BATHROOM</b>	8'8 x 4'4 (2.64m x 1.32m)
<b>LANDING</b> Window to front aspect.	13'9 x 2'8 (4.19m x 0.81m)
<b>BEDROOM 1</b> Window to rear aspect.	17'0 x 10'3 (5.18m x 3.12m)
<b>BEDROOM 2</b> Window to side aspect.	14'1 x 11'11 (4.29m x 3.63m)
<b>STUDY</b>	13'10 x 7'4 (4.22m x 2.24m)
<b>FRONT GARDEN</b> Laid to patio.	
<b>REAR GARDEN</b> Generous plot which requires landscaping.	

**\*CASH BUYERS ONLY\*** We are delighted to offer a rare opportunity to purchase this two bedroom semi detached cottage which is in need of total refurbishment in the sought after village of Old Hunstanton. The accommodation is arranged over two floors comprising entrance porch, lounge, dining room, kitchen, conservatory and bathroom on the ground floor with two bedrooms and study on the first floor. The front garden is laid to patio. The rear garden has a generous plot which requires landscaping. This splendid cottage is set in a wonderful position that's just beside the village stores and The Lodge Hotel, not to mention a short walk to the incredible Old Hunstanton Beach. No Upward Chain.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.  
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