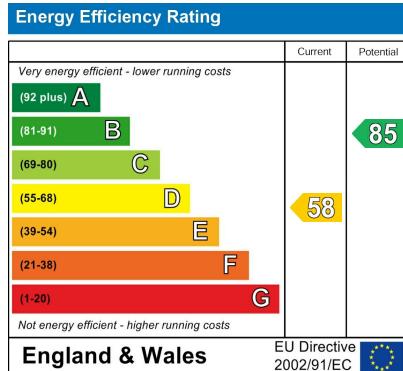


## DIRECTIONS

Sat Nav: PE36 5PD What Three Words: classic.careful.cringes



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## 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."

*"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.*

*The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.*

*Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.*

*The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.*

*This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.*



16 Andrews Place Hunstanton Norfolk PE36 5PD

## DETACHED TWO BEDROOM BUNGALOW IN SOUGHT AFTER LOCATION IN NEED OF MODERNISATION

Hunstanton

£250,000 Freehold

01553 69282  
sales@brittons.net





#### ENTRANCE HALL

Fitted carpet, radiator, airing cupboard and loft access. Doors to all rooms.

11'9 x 4'4 (3.58m x 1.32m)

#### LOUNGE

Fitted carpet, window to front aspect and radiator.

13'5 x 11'5 (4.09m x 3.48m)

#### KITCHEN

Range of base, wall and drawer units with worktop over. Integrated hob and oven with space for washing machine and under counter fridge / freezer. Fitted carpet. Radiator. Window and door to rear aspect.

11'5 max x 9'5 max (3.48m max x 2.87m max)

#### BATHROOM

Three piece suite comprising of hand wash basin, W.C, and a bath. Fitted carpet, radiator and a window to the rear aspect.

6'9 x 5'5 (2.06m x 1.65m)

#### BEDROOM ONE

Fitted carpet, radiator, window to the front aspect and built in wardrobe.

11'1 x 10'8 (3.38m x 3.25m)

#### BEDROOM TWO

Fitted carpet, radiator and window to the rear aspect.

11'2 x 9'5 (3.40m x 2.87m)

#### FRONT GARDEN

Resin driveway, decorative shingle and established trees and shrubs. Gate leading into the rear garden.

19'0 x 9'2 (5.79m x 2.79m)

#### REAR GARDEN

Fully enclosed mainly laid to lawn with borders. Features trees, bushes and decorative shingle.

#### GARAGE

Power and light with a door to the garden.

#### IMPORTANT INFORMATION

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Nestled in the charming coastal town of Hunstanton, this delightful detached bungalow on Andrews Place offers a wonderful opportunity for those seeking a serene seaside lifestyle. The property features a well-proportioned reception room that provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The bungalow boasts two comfortable bedrooms, with the first bedroom conveniently equipped with built-in wardrobes, ensuring ample storage space. The bathroom is functional and ready to serve your needs. The kitchen, a key feature of this home, includes a door that opens directly to the garden, allowing for easy access to outdoor space where you can enjoy the fresh coastal air. The property is set in a popular coastal location, making it an ideal retreat for beach lovers and those who appreciate the beauty of nature. The resin driveway adds to the appeal, providing off-road parking and enhancing the overall aesthetic of the home. While the bungalow is in good condition, it would benefit from some modernisation, allowing you to put your personal touch on the space and create your dream home. This property presents a fantastic opportunity for both first-time buyers and those looking to downsize in a picturesque setting. Don't miss the chance to make this charming bungalow your own in the lovely town of Hunstanton.

#### GROUND FLOOR





