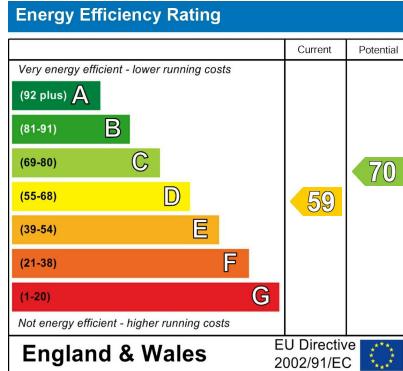


DIRECTIONS

SATNAV: PE36 5JF



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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.

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15 Charles Road Hunstanton PE36 5JF

TWO BEDROOM DETACHED BUNGALOW WITH GARAGE

Hunstanton

£300,000 Freehold

01553 69282
sales@brittons.net





PORCH

Fitted carpet, door to front garden, window to side and front.

HALLWAY

Storage cupboard, airing cupboard, central heating thermostat control, loft access, fitted carpet.

LOUNGE

Fitted carpet, fireplace with electric fire, radiator, window to front.

KITCHEN

Fitted carpet, range of wall, base and drawer units, double radiator, window and door to side.

SHOWER ROOM

Non slip flooring, corner shower, pedestal wash hand basin, WC, double radiator, obscured window to front.

BEDROOM ONE

Fitted carpet, radiator, window to rear.

BEDROOM TWO

Fitted Carpet, fitted wardrobe, double radiator, patio doors leading to conservatory.

CONSERVATORY

Fitted carpet, electric heater, French doors leading to the garden.

REAR GARDEN

Enclosed garden, with patio area and laid to lawn, trees shrubs and flowerbeds.

FRONT GARDEN

Large driveway, lawn, shrubs, trees, small flower bed, wooden gate to side leading to the rear garden.

GARAGE

Detached garage, window to rear and side door. Light and power. Up and over garage door.

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6'6" x 3'1" (1.98m x 0.94m)

9'4" x 6'6" max (2.84m x 1.98m max)

16'4" x 11'11" (4.98m x 3.63m)

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

6'9" x 5'4" (2.06m x 1.63m)

13'1" x 10'4" max (3.99m x 3.15m max)

10'5" x 10' (3.18m x 3.05m)

9'4" x 8'8" (2.84m x 2.64m)

MOTIVATED VENDOR Located on Charles Road in the charming seaside town of Hunstanton, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining. The inviting lounge features a lovely fireplace, creating a warm and welcoming atmosphere for cosy evenings. The bungalow boasts two well-proportioned bedrooms, with the added benefit of a conservatory accessible from the second bedroom. This bright and airy space is perfect for enjoying the natural light and can serve as a peaceful retreat or a versatile area for hobbies. The property is set in a popular seaside location, making it an excellent choice for those who appreciate coastal living. With parking available, convenience is at your doorstep. Additionally, the absence of an upward chain ensures a smooth and straightforward purchasing process. This charming bungalow is not just a home; it is a lifestyle choice, offering the opportunity to enjoy the beauty of Hunstanton and its surrounding areas. Whether you are looking for a permanent residence or a holiday retreat, this property is sure to impress. Do not miss the chance to make this delightful bungalow your own.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale. The plan is based on the information provided to us by the vendor and no guarantee is given. Made with MyPlan 2022.



