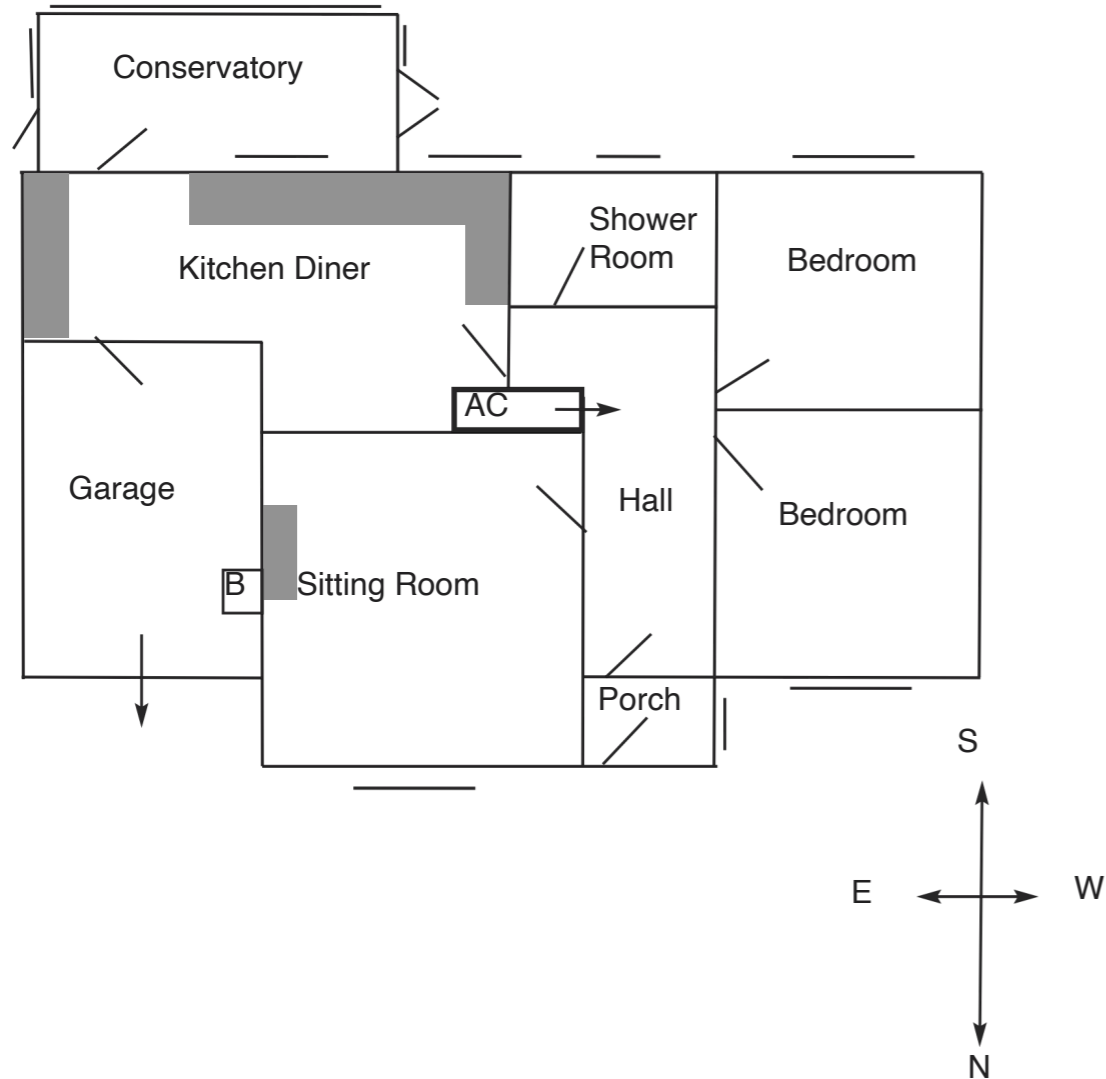


Floor Plan
for Identification Purposes Only
Not to Scale



Measurements taken in imperial to the nearest three inches. Metric conversion approximate.
SERVICES: It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.
THE PROPERTY MISDESCRIPTIONS ACT: 1991 – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.

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BIRDS

ESTATE AGENTS
ESTABLISHED 35 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

22 PHILIPS CHASE
HUNSTANTON
PE36 5NL

Guide Price: £310,000

freehold
vacant possession upon completion



A detached 2 double bedroom bungalow, south facing rear garden located on the popular Manorfields Development at the southern end of the town

ENCLOSED PORCH • ENTRANCE HALL • SITTING ROOM • KITCHEN/DINER •
 2 DOUBLE BEDROOMS • SHOWER ROOM • CONSERVATORY •
 INTEGRAL GARAGE
 OUTSIDE
 FRONT & REAR GARDENS, DRIVEWAY.
 SERVICES: All mains connected.
 COUNCIL TAX BAND: 'D' (£2164.30 2023/24)

*** GAS CENTRAL HEATING * UPVC DOUBLE GLAZING ***

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Philips Chase is located on the popular Manorfields Development at the southern end of the town and has the benefit of gas central heating and replacement double glazing.

Hunstanton is a popular Victorian seaside resort on the West Norfolk coast, offering a range of amenities including supermarkets, High Street shops, Nationwide Building Society, bus station with regular services to nearby villages and King's Lynn 16 miles and has direct train routes through to Ely, Cambridge and London.

The property comprises:

Entrance Porch:

Hall: radiator, loft hatch, airing cupboard with hot water cylinder.

Sitting Room: 14'10" x 12'3" (4.56 x 3.74) feature fireplace with electric fire, radiator.

Bedroom (front): 12'4" x 10'10" (3.78 x 3.30) radiator.

Bedroom (rear): 10'2" x 10'10" (3.09 x 3.30) radiator.

Shower Room: large walk-in cubicle, vanity hand basin, wc, towel radiator.

Kitchen/Diner: 19'7" x 12'9" max (5.96 x 3.88) fitted with a range of base and wall units, built-in fridge, electric cooker point, plumbing for washing machine, door to integral **Garage** currently used for storage, wall mounted gas boiler, electric heater, up and over door.

Conservatory: 13'9" x 10'3" (4.19 x 3.12) storage heater, patio doors, side door.

OUTSIDE

Drive to garage, stepped path to front door, garden laid to shrubs, side gate to rear garden with patio garden laid mainly to shrubs and hedging.

