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BIRDS

ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

10 GOODMINNS ESTATE
SEDFORD
PE36 5NB

Gudie Price: £225,000

FREEHOLD
NO ONWARD CHAIN



A detached 2 bedroom bungalow on a large corner plot in need of renovation

ENTRANCE HALL • LOUNGE/DINER • KITCHEN • BATHROOM •
TWO DOUBLE BEDROOMS •

OUTSIDE: Detached Garage, extensive gardens to the side and rear.

SERVICES: Mains Electric, Water (meter) and private drainage (septic tank).
COUNCIL TAX BAND: 'C' (£1931.82) 2024/25

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

10 Goodminns Estate is a detached 2 bedroom bungalow sited on a large corner plot with potential for extending existing property or garden building plot (s.t.p.) with no onward chain, it has double glazing and electric heating and would benefit from renovation.

Sedgeford is a popular village, with the popular King William IV Pub and Restaurant and just a short drive from Heacham and Hunstanton and the A149 coast road.

Entrance Hall

Airing cupboard, loft access.

Lounge/Diner: 15'6"x10'4" (4.77x3.16)

Dual aspect windows, wire place.

Kitchen: 10'6"x10'1" (3.23x3.08)

A range of fitted units, pantry cupboard. electric cooker point, side entrance door.

Bedroom: 11'7"x10'4" (3.56x3.16)

fitted cupboard, window to front.

Bedroom: 11'7"x10'1" (3.56x3.09)

fitted cupboards, window to rear.

Bathroom

panelled bath with shower over, pedestal hand basin, wc.

OUTSIDE

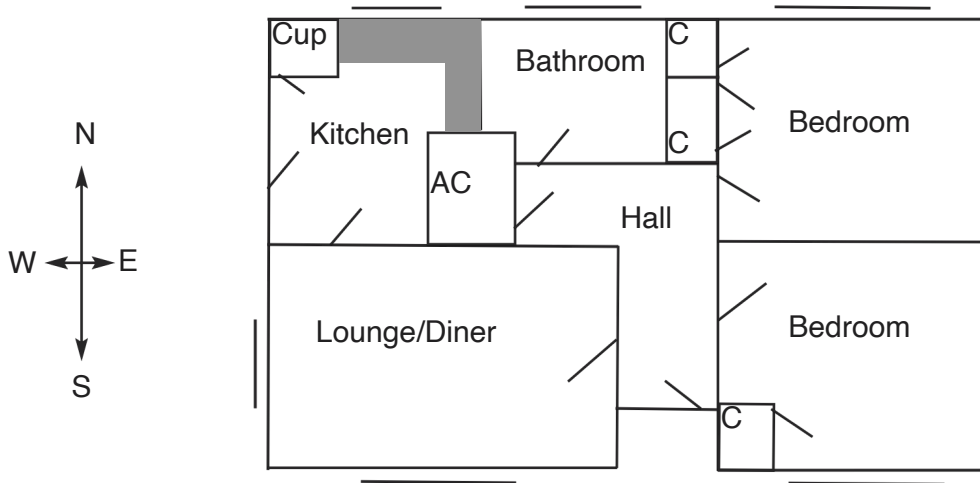
Drive to front of property to detached garage, steps to front door, front garden laid mainly to shrubs, extensive side garden, rear garden laid mainly to lawn.

NB: There is an annual charge payable to Goodminns Residents Association currently £135 to maintain the roadway and footpath.

Directions take the B1454 Heacham Road from the traffic lights at Lavender fields towards Sedgeford, take the first or second right turn, right again in to Church Lane and Goodminns Estate is opposite the church.



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.

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