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# BIRDS

## ESTATE AGENTS

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62 Westgate  
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12B WAVENEY ROAD  
HUNSTANTON PE36 5DF

Guide Price: £180,000

FREEHOLD  
NO ONWARD CHAIN



**A 2 bedroom house with open plan living in a residential location close to local amenities**

- ENTRANCE LOBBY & HALLWAY \* LARGE OPEN PLAN LOUNGE/DINER & KITCHEN • CLOAKROOM WITH WC •
- TWO DOUBLE BEDROOMS ON THE FIRST FLOOR • BATHROOM •

OUTSIDE: Parking space. Small communal gardens.

SERVICES: Electric, Water (meter).

COUNCIL TAX BAND: 'B' (£1758.06 2024/25)

**\* ELECTRIC HEATING \* UPVC DOUBLE GLAZING \***



**TO VIEW:** PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

12B Waveney Road is a Freehold semi-detached house conveniently situated only a short walk from schools, local amenities and the sea front.

## GROUND FLOOR

**Entrance Lobby & Hallway:** double glazed door, storage heater, stairs to first floor.

**Cloakroom:** wc, pedestal hand basin, fan, panel radiator.

**Open Plan Lounge/Diner/Kitchen:** 16'7" x 16'4" (5.05 x 4.97) The Kitchen is fitted with a range of white units comprising base and wall cupboards, work surfaces with tiled surrounds and stainless steel sink, electric oven, hob with extractor over, integrated fridge & freezer, plumbing for washing machine, tiled floor around units. Plinth heater, storage heater, TV and telephone points. Built-in storage cupboard.

## FIRST FLOOR

**Landing:**

**Bedroom 1:** 13'8" x 9'7" (4.16 x 2.92) panel radiator, TV and telephone points.

**Bedroom 2:** 10' x 10' (3.04 x 3.04) panel radiator, Airing Cupboard and dual immersion heater, TV and telephone points.

**Bathroom:** 6' x 5'5" plus alcove (1.82 x 1.65) white suite comprising a panelled bath with shower mixer taps, pedestal hand basin and wc, convector heater, fan, shaver socket.

## OUTSIDE

Parking space and small communal gardens.



Floor Plan  
for Identification Purposes Only  
Not to Scale

