

email: jill@birdsestateagents.co.uk



tel: 01485 534560

BIRDS

ESTATE AGENTS

ESTABLISHED 36 YEARS

62 Westgate
Hunstanton
Norfolk
PE36 5EL



12B WAVENEY ROAD
HUNSTANTON PE36 5DF

For Sale: £148,000
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. Ideal for first time buyer, buy-to-let or family home.

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"x16'4" (5.05x4.97) 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"x9'7" (4.16x2.92) panel radiator, TV and telephone points.

Bedroom 2: 10'x10' (3.04x3.04) panel radiator, Airing Cupboard and dual immersion heater, TV and telephone points.

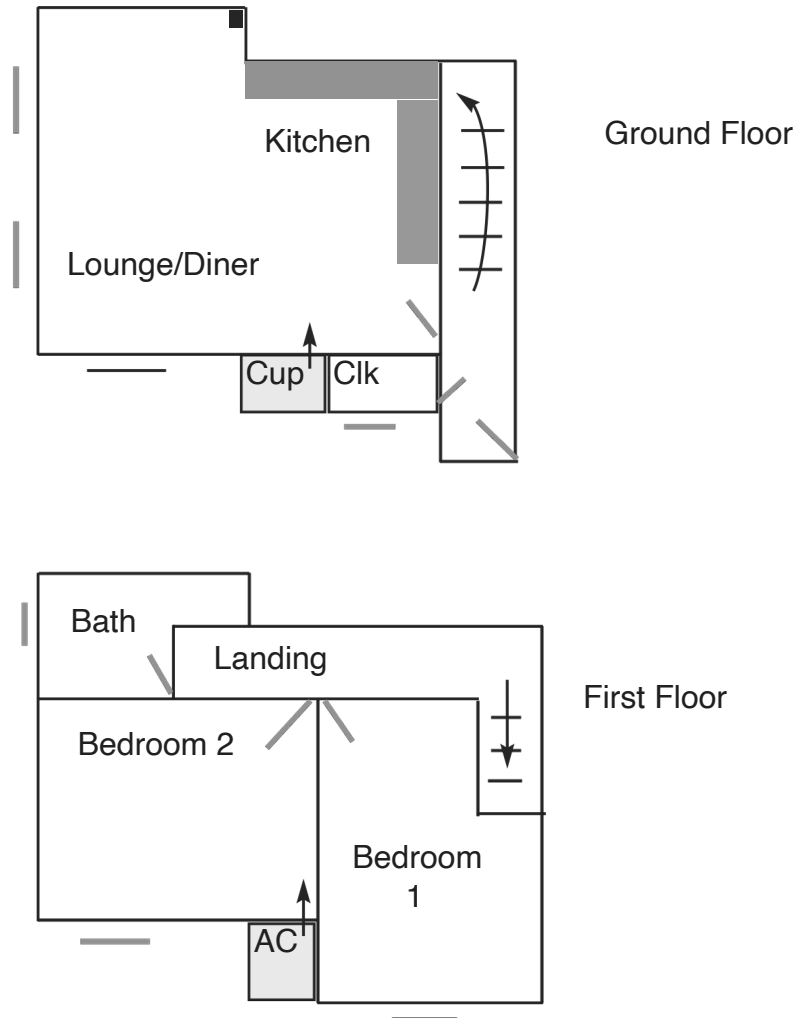
Bathroom: 6'x5'5" plus alcove (1.82x1.65) white suite comprising a panelled bath with shower mixer taps, pedestal hand basin and wc, convector heater, fan, shaver socket.

OUTSIDE

Parking space and small communal gardens.



Floor Plan
for Identification Purposes Only
Not to Scale



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.