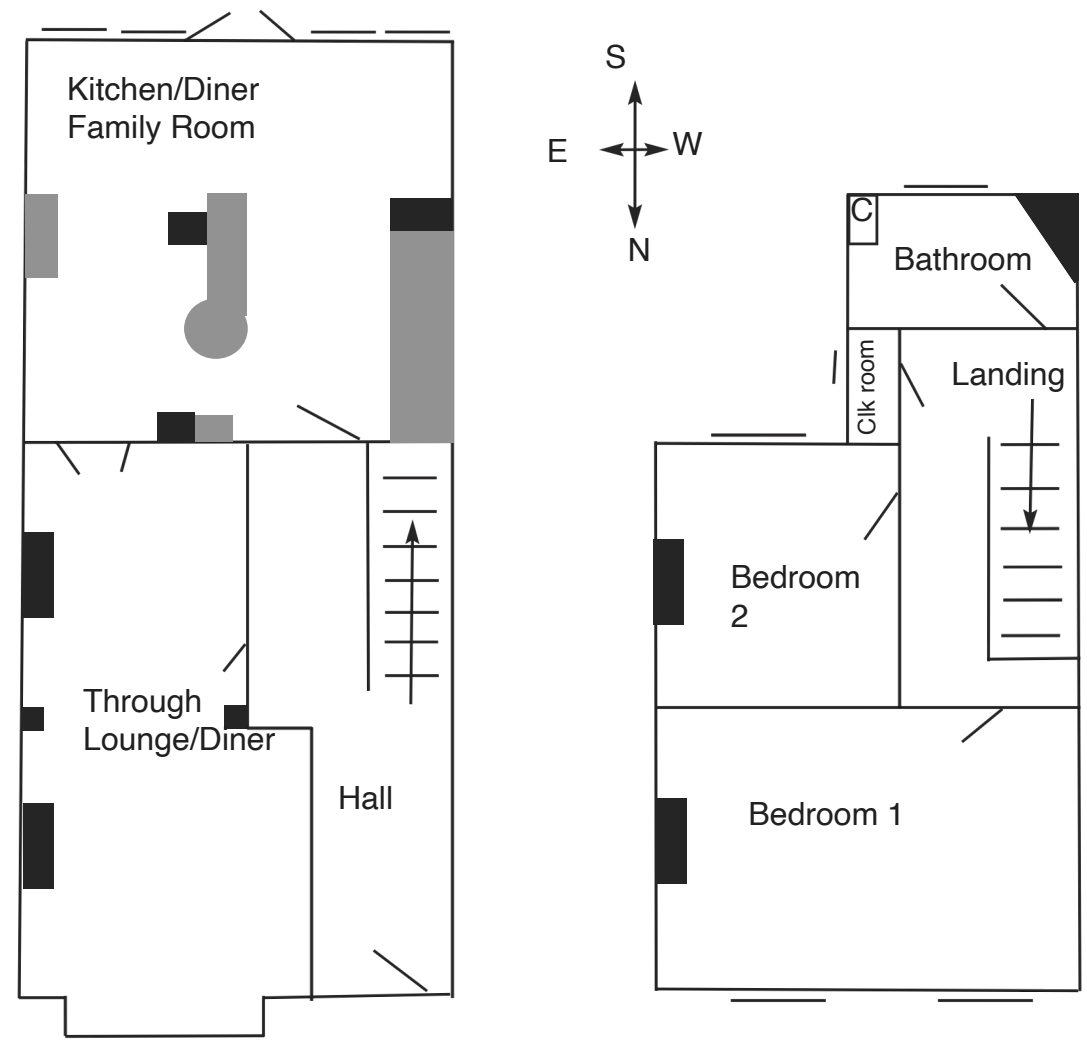


Floor Plan  
for Identification Purposes Only  
Not to Scale



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.

email: [jill@birdsestateagents.co.uk](mailto:jill@birdsestateagents.co.uk)



tel: 01485 534560

# BIRDS

## ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

8 VICTORIA AVENUE  
HUNSTANTON  
PE36 6BX

Guide Price: £315,000

freehold  
no onward chain



**A two bedroom Victorian terrace house  
with spacious kitchen/family area  
in a popular location in the town.**

**VIEWING RECOMMENDED**

GROUND FLOOR

ENTRANCE HALL • THROUGH LONGE/DINER •  
• OPEN PLAN KITCHEN/DINER/FAMILY ROOM •

FIRST FLOOR

LANDING • TWO DOUBLE BEDROOMS • BATHROOM • SEPARATE WC •

OUTSIDE

LOW MAINTENANCE FRONT & REAR GARDENS.

COUNCIL TAX BAND: 'B' (£1827.49 2024/25)

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

8 Victoria Avenue is a mid terraced house located in the popular northern area of the town a short walk to the sea front, cliff tops and local amenities.

The property has been updated but still retains some original features, with the south facing rear spacious extention giving a lovely modern family space.

It has the benefit of double glazing and gas central heating, comprising:

GROUND FLOOR

**Entrance Hall:** radiator, stairs to first floor.

**Through Lounge/Diner: 28’2”x11’1” Max (8.58x3.39)** bay window, feature fireplace, stripped stained floorboards, woodburner, radiator, double doors to....

**Open Plan Kitchen/Dining/Family Space: 24’2”x15’2” (7.37x4.63)** fitted with a range a good quality base and wall units, incorporating electric oven & combi oven, ceramic hob with extractor over, fridge/freezer, dishwasher, central island with space for seating, plumbing for washing machine, tiled flooring, folding doors to rear garden, 2 tall radiators.

FIRST FLOOR

**Landing:** loft hatch.

**Bathroom:** automatic lights, freestanding bath, shower cubicle, vanity unity with hand basin, cupboard containing the gas boiler, towel radiator, loft hatch.

**Separate Cloakroom:** wc and hand basin.

**Bedroom 2: 11’8”x9’5” (3.61x2.90)** radiator.

**Bedroom 1: 14’8”x12’10” (4.52x3.95)** radiator.

OUTSIDE

Low maintenance small front garden with path to front door.

Rear low maintenance paved south facing patio garden, shed, gate to rear pedestrian access.

