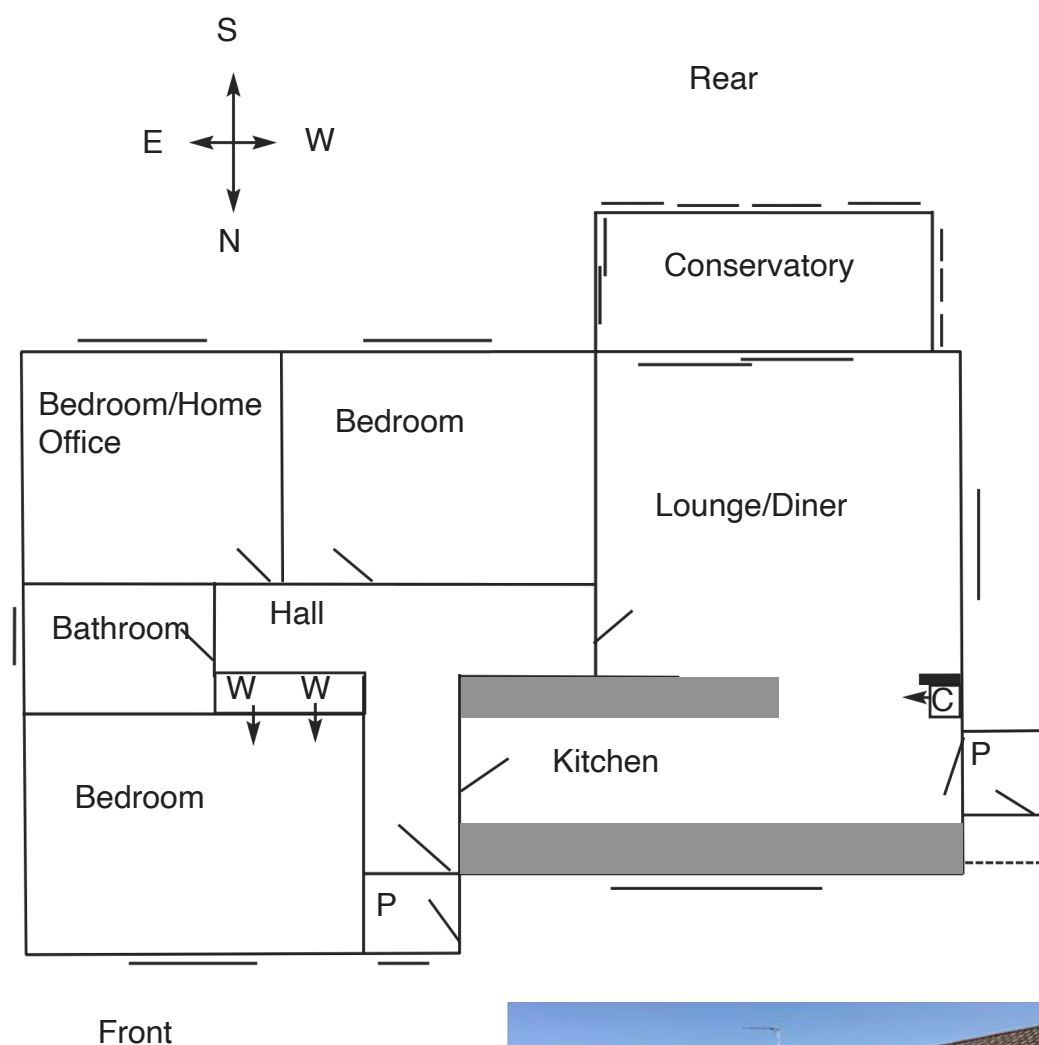


Floor Plan
for Identification Purposes Only
Not to Scale



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BIRDS

ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

108 STRICKLAND CLOSE
SNETTISHAM
PE31 7PZ

To Let: £1300 pcm
unfurnished



**A deceptively spacious bungalow with
2 double bedrooms 3rd Bedroom/Home Office
located in a desirable location.**

ENTRANCE PORCH • HALL • OPEN PLAN KITCHEN/DINER/LOUNGE • 3 BEDROOMS
• BATHROOM • SIDE PORCH •

OUTSIDE
GARAGE & CARPORT, GOOD SIZE GRAVELLED DRIVE, FRONT & REAR GARDENS.

SERVICES: All mains connected.
COUNCIL TAX BAND: 'C' (£2079.85 2025/26)

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Strickland Close is a quite cul-de-sac located of Strickland Avenue in the centre of this popular village a short walk to local facilities including award wining restaurant, coffee shop & bakery, the Rose & Crown public house and various small shops. There is a regular bus route to Kings Lynn and along the coast to Hunstanton and Wells-next-the-Sea,

The property has been updated and has quality fittings throughout, 2 good size double bedrooms and a third bedroom currently used as a home office, gas central heating it has UPVC double glazing and hard flooring throughout, good size south facing rear garden, comprising:

Entrance Porch:

Hall: radiator.

Open Plan Lounge/Diner:15’7”x12’4” (3.78x4.78) **plus Kitchen:** 16’4”x9’6” (5.00x2.94) dual aspect lounge with feature wall mounted gas fire, patio doors to conservatory, radiator, breakfast bar separator to kitchen area fitted with a range of base and wall units incorporating, combi oven & steamer, microwave combi oven, hot drawer, coffee machine, wine chiller, ceramic hob with extractor over, dishwasher, washing machine, fridge/freezer, cupboard containing gas boiler, storage cupboard, radiator, door to **Side Porch**.

Conservatory: 12’2”x8’6” (3.72x2.62) patio door to rear garden.

Bedroom (front): 11’9”x11’2” (3.63x3.41) fitted wardrobe, radiator.

Bedroom (rear) : 12’2”x10’1” (3.73x3.07) radiator.

Bedroom/Home Office (rear): 9’3”x8’6” (2.80x2.64) fitted home desk counter top, radiator.

Bathroom: 8’x5’6” (5.69x1.52) newly fitted, panelled bath with shower over, vanity hand basin, integral wc.

OUTSIDE

low wall with path to front door, lawn and plant borders, gravelled drive with space for several cars, **Garage** with up and over door, side door, power and light, carport, shed to the rear. Path to rear south facing garden laid mainly to lawn with plant borders, shed.

PRINCIPLE TERMS OF LETTING

- 1. The property is available on a six monthly Assured Shorthold Tenancy at a rental of £1300 calendar monthly ,payable monthly in advance, exclusive of services and Council Tax.
- 2. A deposit representing one months rent will be required on the commencement of the tenancy.
- 3 References will be required from an Employer, Landlord (if applicable), professional person and family acquaintance.
- 4. The Landlord or his Agents reserve the right to refuse any application.

