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BIRDS

ESTATE AGENTS

ESTABLISHED 36 YEARS

62 Westgate
Hunstanton
Norfolk
PE36 5EL



1 STATION COTTAGES
STATION ROAD
DOCKING
PE31 8LY

To Let: £900 pcm
unfurnished



A three bedroom end terraced cottage

SPLIT LEVEL SITTING/DINING ROOM • KITCHEN • SHOWER ROOM •
FIRST FLOOR LANDING:

3 BEDROOMS

OUTSIDE: Ample parking space, front & rear gardens.
2 Store Sheds

SERVICES: MAINS WATER & DRAINAGE, ELECTRIC.
COUNCIL TAX BAND: 'B' (£1770.63 2025/26)



TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

1 Station Cottages Docking is a traditional flint, chalk and brick end terraced cottage situated towards the outskirts of the village but within reasonable distance of the local school, 'Spar' post office store and the 'Railway Inn' is also nearby.

The coast at Brancaster and Brancaster Staithe is only about 4 miles away and Hunstanton, Fakenham and King's Lynn are all easily accessible by car.

The accommodation has electric radiator heating and upvc double glazing and is presented in good order throughout, comprising:-

GROUND FLOOR

Split Level Sitting/Dining Room: 23'9"x15'9" (7.23x4.80) stairs to first floor, brick fireplace with wood burner, 3 radiators, two steps up to **Dining Area**.

Kitchen: 10'x7'3" (3.04x2.21) fitted with a range of modern units incorporating base and wall units, work surfaces and stainless steel sink, built-in electric oven, hob with extractor over, tiled floor, double glazed door to outside. **Lobby:** tiled floor, Airing Cupboard with electric boiler for central heating and hot water, plumbed-in washing machine.

Shower Room: 6'10" square (2.05) tiled floor, corner shower cubicle and electric shower, pedestal hand basin and wc, electric towel radiator, part-tiled walls.

FIRST FLOOR.

Landing: loft hatch.

Bedroom 1: 12'2"x10'6" plus alcove (3.70x3.20)
radiator, built-in wardrobe.

Bedroom 2: 10'2"x9' (3.09x2.74)
rural outlook.

Bedroom 3: 9'2"x6'9" (2.79x2.05)
rural outlook, radiator.

OUTSIDE

Double gates to shingled parking . Gate to the fenced and lawned front garden.

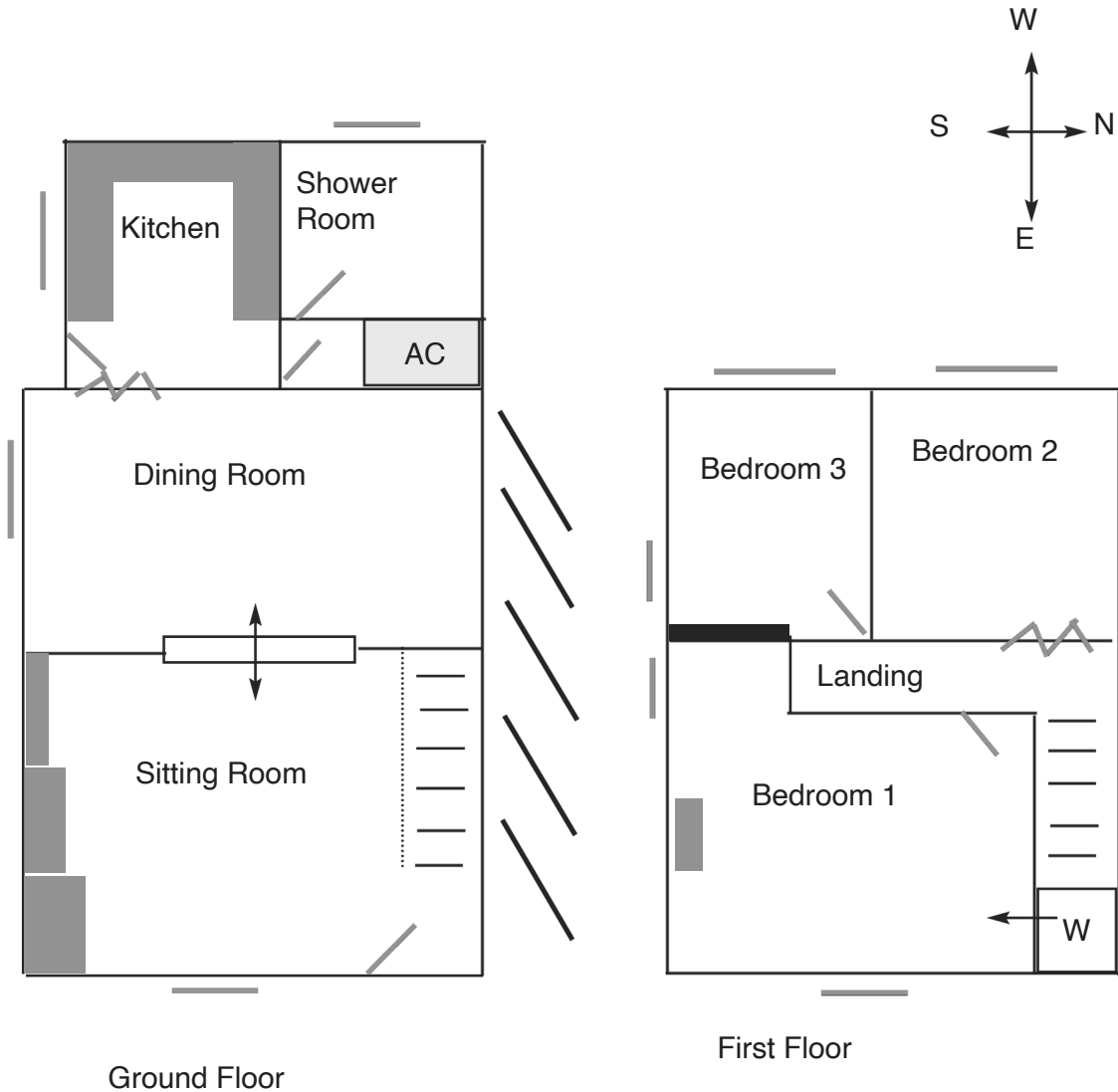
Footpath leading to the lawned rear garden.

Outside light and tap.

2 Wooden Store Sheds.



Floor Plan
for Identification Purposes Only
Not to Scale



PRINCIPLE TERMS OF LETTING

1. The property is available on a six monthly Assured Shorthold Tenancy at a rental of £900 per calendar month, 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.