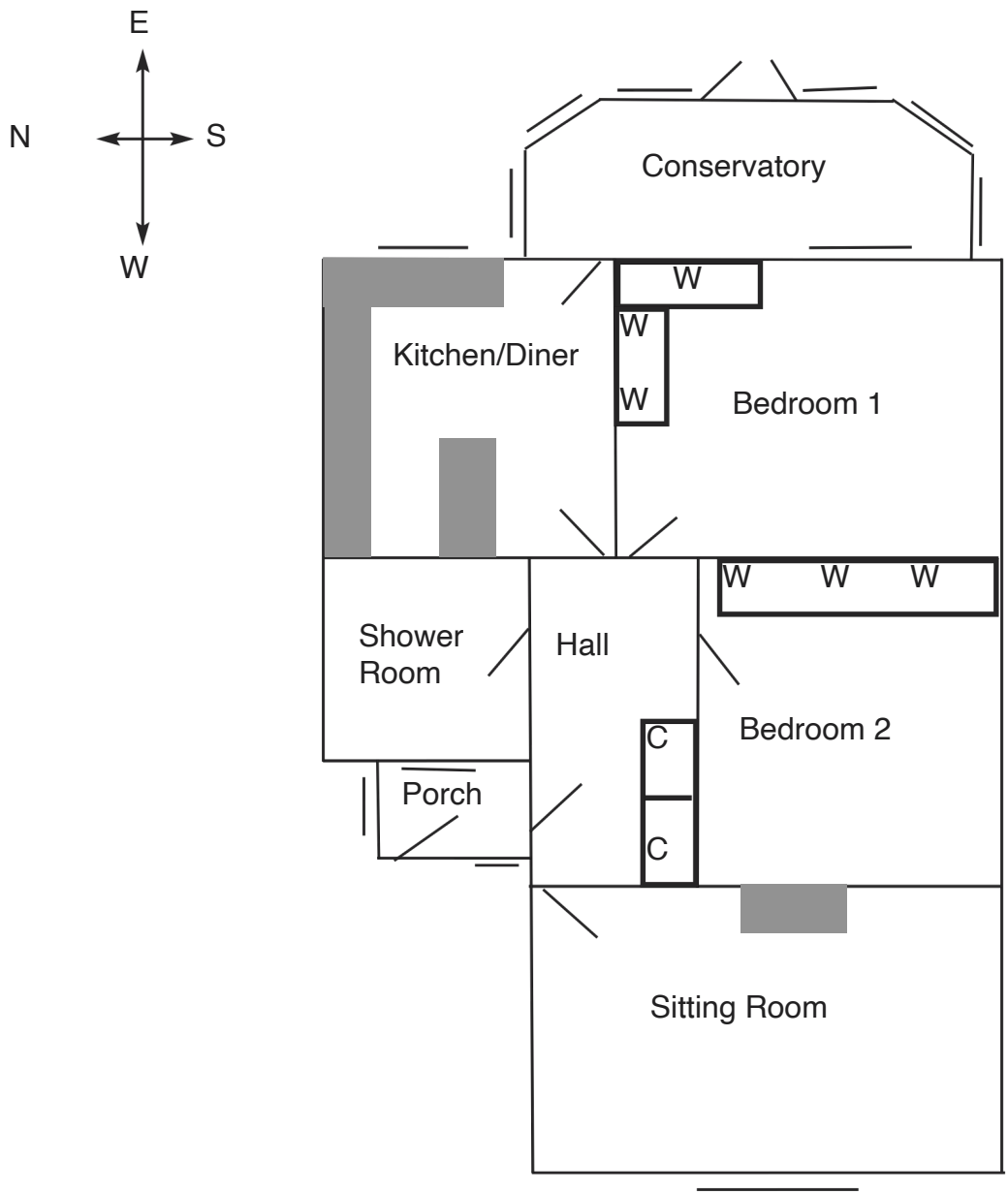


Floor Plan
for Identification Purposes Only
Not to Scale



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.

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BIRDS

ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

19 ANDREWS PLACE
HUNSTANTON
PE36 5PD

Guide Price: £275,000

freehold
no onward chain



A very well presented 2 double bedroom bungalow located on the popular Manorfields development at the southern end of the town.

ENTRANCE PORCH • HALL • SITTING ROOM • KITCHEN/DINER •
• CONSERVATORY • 2 DOUBLE BEDROOMS • SHOWER ROOM •
OUTSIDE

FRONT GARDEN, DRIVEWAY LEADING TO GARAGE, REAR GARDEN

SERVICES: ALL MAINS CONNECTED.
COUNCIL TAX BAND: 'D' (£2349.62 2025/26)

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

19 Andrews Place is detached bungalow on the popular Manorfields development at the southern end of the town.

Hunstanton is a popular coastal resort with a variety of local amenities from the promenade and beaches, golf courses, coastal walks, supermarkets and shops. There is a regular bus service to Kings Lynn and along the A149 coast road.

The property has the benefit of gas central heating and double glazing has been well maintained and is sold with no onward chain.

Entrance Porch:

Hall:

2 shelved cupboards, radiator.

Sitting Room: 16’3”x11’9” (4.96x3.63)

gas fire, 2 radiators.

Kitchen/Diner: 10’5”x10’ (3.19x3.06)

fitted with a range of base and wall units incorporating, electric oven, gas hob with extractor fan over, fridge/freezer,plumbing for washing machine, breakfast bar, radiator.

Conservatory: 14’5”x8’8” (4.41x2.69)

double doors to rear garden, radiator.

Bedroom 1: 13’2”x9’7” (3.97x2.96)

fitted wardrobes, radiator.

Bedroom 2: 10’4”x 9’5” (3.17x2.88)

fitted wardrobes, radiator.

Shower Room:

corner shower cubicle, hand basin, wc, towel radiator, fully tiled walls and floor.

OUTSIDE

Driveway to garage with up and over electric door, side door to rear garden, front garden laid to lawn with shrub borders, gate to low maintenance rear garden laid to shingle with shrub borders, decking.

Please note the majority of the contents can be included in the sale.

