

SALES & LETTINGS

**STOBART
& HURRELL**



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& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER

Lancaster Rise, Mundesley, Norfolk, NR11 8JE

- MID TERRACE
- OFF-ROAD PARKING
- POPULAR COASTAL VILLAGE

- TWO BEDROOMS
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO BEACH

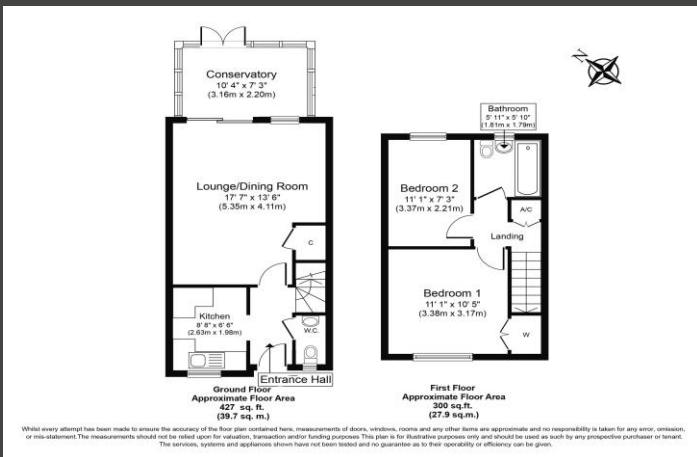
A mid terrace property, ideal as a first home or property investment, located in the popular coastal village of Mundesley, close to local amenities that include junior and infant schools, convenience store, Tesco Express, church and within walking distance to the dog friendly Mundesley beach, considered one of Norfolk's finest.

Set back from the road, the property enjoys frontal views over a common green. It is approached over a gravel driveway, providing off-road parking. To the rear, a small paved terrace, ideal for alfresco dining with friends and family, extends away to a lawn garden with a storage shed.

The main entrance to the property leads into a hallway where separate internal doors lead into a cloakroom, a kitchen and an open plan lounge dining room with an adjoining conservatory, where double doors lead out to the rear garden. To the first floor, a family bathroom and two bedrooms, one with built in storage, completes the accommodation.

Life at the property is further complimented by its proximity, of approximately six miles, to the popular seaside town of Cromer with its famous pier or the market town of North Walsham where you will find schooling for all ages, leisure facilities, Memorial Hospital, train station, and supermarkets.

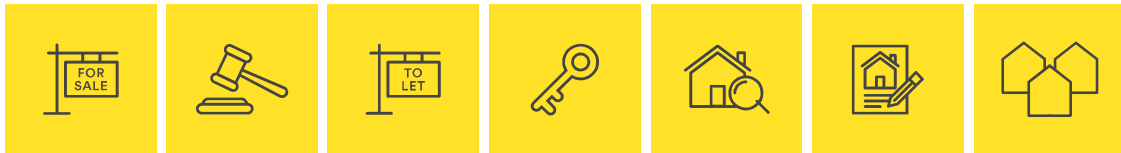




Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.



Sales

Property Auctions

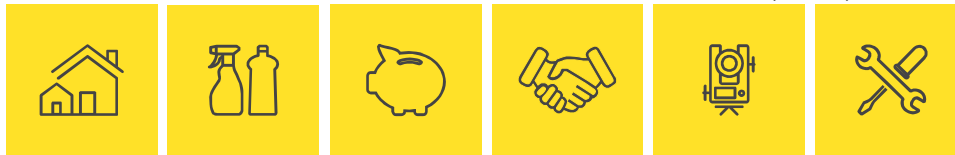
Lettings

Property Management

Sale/ Rental Valuation

Estate Administration (Probate)

Land & New Homes



Second Home Service

Property Cleaning Service

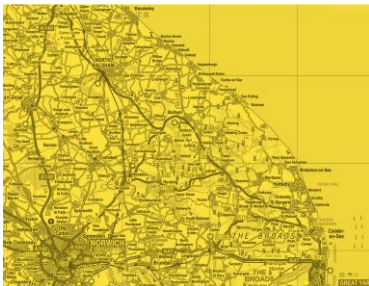
Mortgages

Solicitors

Surveyors

Service Providers

Come in and meet us, visit us on line or call and speak to one of the team to learn more.



Stobart & Hurrell
Unit 3A, Station Business Park
Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk
enquiries@stobarthurrell.co.uk
01603 782 782

