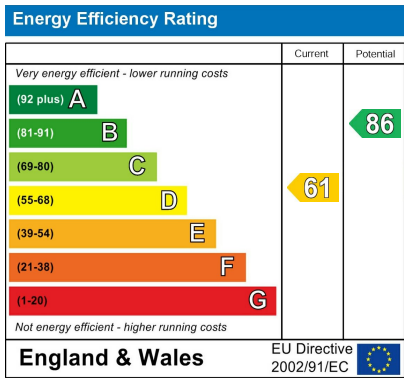


DIRECTIONS

Upon leaving Tuesday Market Place head towards the Knights Hill Roundabout, exiting onto the A149, Queen Elizabeth Way, following signs for Hunstanton/Dersingham remain on the A149, at Redgate Hill roundabout take the second exit Oasis Way B1161, at the next roundabout take the third exit, which remains the B1161, South End Road, you will then be able to identify the property on your right with our board displayed outside.



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



37 Southend Road Hunstanton Norfolk PE36 5AR

**** Being Sold via Secure Sale online bidding. Terms & Conditions apply. ** FOUR BEDROOM MID TERRACE THREE STOREY TOWN HOUSE FULLY REFURBISHED THROUGHOUT**

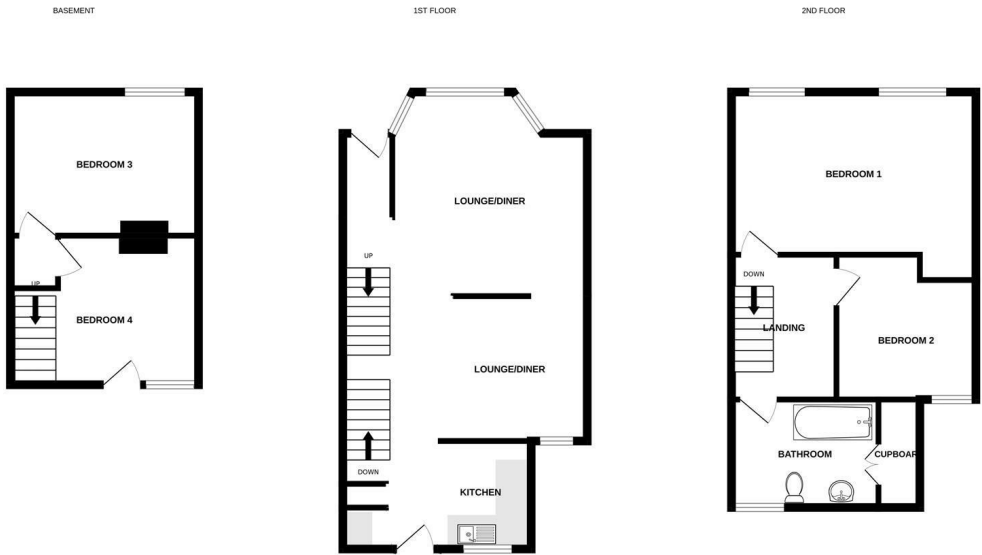
Hunstanton

£175,000 Freehold



LOUNGE DINER	25'10 x 13'7 into bay (7.87m x 4.14m into bay)
Wood effect flooring, stairs to first floor with bay window to front aspect and a window to the rear aspect. Door to front entrance of the property.	
KITCHEN	9'10 x 7'9 (3.00m x 2.36m)
Range of wall base and drawer units with worktop over. Tiled splash backs. Stainless steel sink with drainer and mixer tap over. Space for washing machine, dishwasher and fridge. Wall mounted boiler. Wood effect flooring. Window and door to rear aspect. Double radiator.	
LANDING	9'3 x 4'11 (2.82m x 1.50m)
Fitted carpet, loft access and double radiator.	
BATHROOM	9'11 x 7'10 (3.02m x 2.39m)
Three piece suite comprising of hand wash basin set within a vanity unit, W.C, bath with tiled splash back and electric shower over. Wood effect flooring. Storage cupboard. Double radiator. Obscured window to rear aspect.	
FIRST FLOOR BEDROOM ONE	13'7 x 11'9 (4.14m x 3.58m)
Fitted carpet, two windows to front aspect creating a very light and airy space. Double radiator.	
FIRST FLOOR BEDROOM TWO	9'10 x 8'1 (3.00m x 2.46m)
Fitted carpet, double radiator and window to rear aspect.	
BASEMENT BEDROOM THREE	13'7 x 11'11 (4.14m x 3.63m)
Fitted carpet, window to front aspect and double radiator.	
BASEMENT BEDROOM FOUR	10'9 x 9'11 (3.28m x 3.02m)
Fitted carpet, under stairs storage area, double radiator. Window and door to rear aspect.	
FRONT GARDEN	
Steps down to storage area, laid to decorative gravel.	
REAR GARDEN	
Patio area with steps leading to the rear basement, bedroom and separate storage area. Garden mainly laid to lawn with decorative gravel. Fully enclosed. Storage shed.	
PARKING	
Parking for at least two vehicles behind the rear garden.	

**** Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £175,000 **** Conveniently located on Southend Road in the charming coastal town of Hunstanton, this fully refurbished mid-terrace house offers a perfect blend of modern living and traditional charm. Spanning three storeys, the property boasts four spacious bedrooms, two of which are conveniently located in the basement, providing ample space for family or guests. Upon entering, you will be greeted by a welcoming reception room that sets the tone for the rest of the home. The entire property has been thoughtfully updated with brand new flooring throughout, enhancing its contemporary feel. The skimmed ceilings and stylish downlighters add a touch of elegance, creating a bright and inviting atmosphere. The well-appointed bathroom caters to the needs of a busy household, while the kitchen area offers potential for personalisation to suit your culinary desires. Outside, there is parking to the rear, ensuring convenience in this bustling area. This property is ideally situated, allowing easy access to local amenities and the stunning beaches that Hunstanton is renowned for. Whether you are looking for a family home or a holiday retreat, this mid-terrace house presents an excellent opportunity to enjoy coastal living at its finest. Don't miss the chance to make this delightful property your own.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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