



**South Beach Road, Hunstanton, PE36 5BA**

**welcome to**

**South Beach Road, Hunstanton**

Positioned upon an enviable 0.25 acre plot (stms), lies this spacious, detached bungalow that is in need of renovation throughout. This property boasts bags of potential due to its fantastic location & brilliant plot size, and is offered to the market with no onward chain! Must be viewed!



## **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## **Accommodation:**

Double-glazed entrance door to:

### **Entrance Porch**

### **Entrance Hall**

Door to the front. Loft access. Storage cupboard.

### **W.C**

Fitted with WC. Double-glazed window to the rear.

### **Lounge**

15' max x 10' max ( 4.57m max x 3.05m max )  
Double-glazed windows to the front & side.  
Fireplace.

### **Kitchen / Diner**

9' max x 10' max ( 2.74m max x 3.05m max )  
This fitted kitchen includes base units with work surfaces over, a stainless steel sink & drainer unit, and space for a freestanding cooker. Double-glazed window to the side.

### **Dining Room**

8' 1" x 11' 1" ( 2.46m x 3.38m )  
Double-glazed window to the rear. Door to the rear leading to the rear garden.

### **Bedroom One**

10' x 11' 11" ( 3.05m x 3.63m )  
Double-glazed window to the front. Built-in storage cupboard.

### **Bedroom Two**

11' 11" x 10' ( 3.63m x 3.05m )  
Double-glazed window to the side. Built-in storage cupboard.

### **Bedroom Three**

8' 1" max x 13' 1" max ( 2.46m max x 3.99m max )  
Double-glazed window to the front. Built-in storage cupboard.

### **Bathroom**

Fitted with WC, wash hand basin & bath with mixer taps. Electric heater.

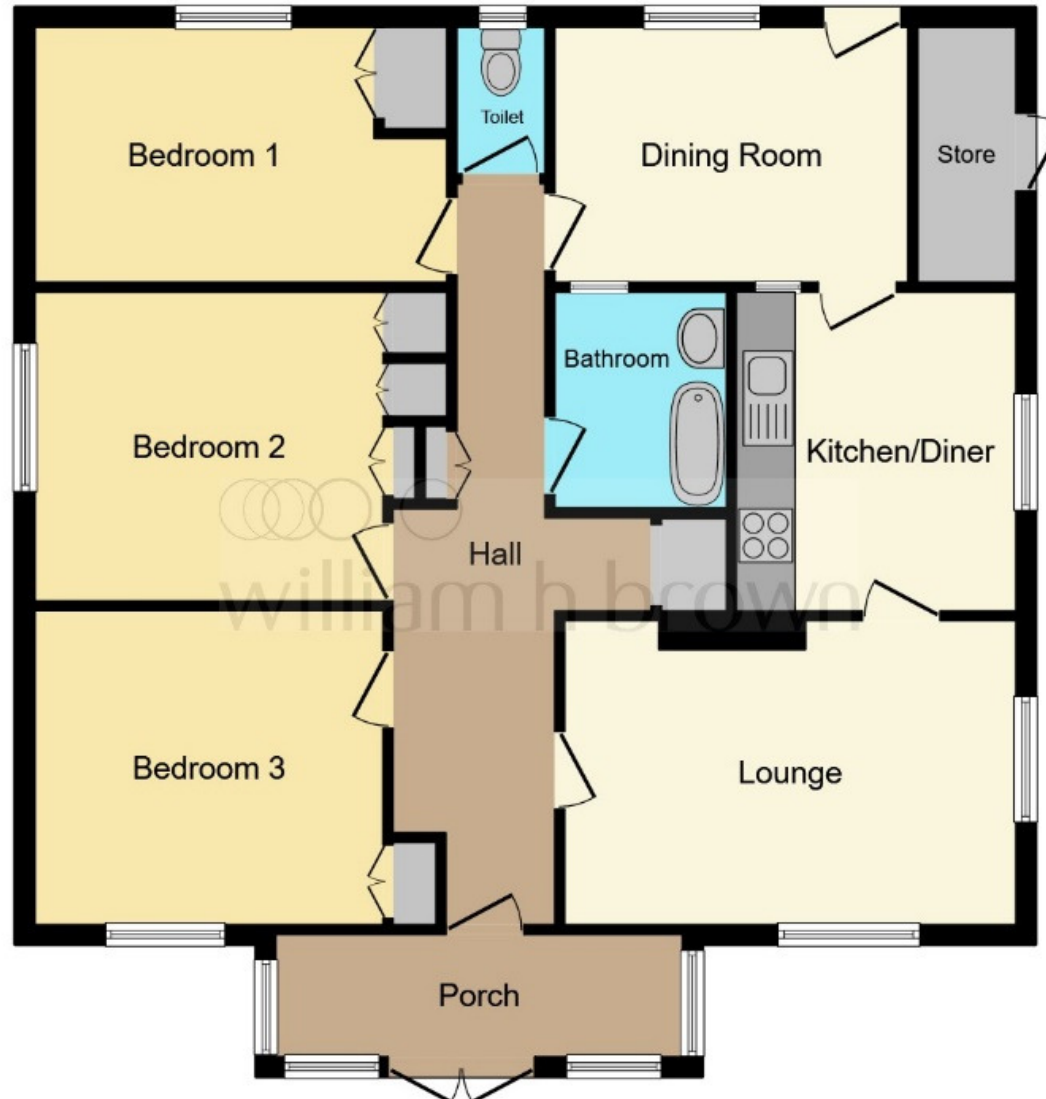
### **Outside**

The property sits on an enviable plot of 0.25 acres (stms), with large gardens to the front & rear, alongside a brick-built outbuilding & ample off-road parking for 2-3 cars.



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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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## South Beach Road, Hunstanton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 bedroom detached bungalow
- In need of renovation throughout

Tenure: Freehold EPC Rating: G

guide price

**£445,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HUN105961 - 0002

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