



**Victoria Avenue, Hunstanton, PE36 6BX**

**welcome to**

**Victoria Avenue, Hunstanton**

\*NO CHAIN\* Spacious 3 bedroom characterful end terrace house in close proximity to the centre of the popular coastal town of Hunstanton. Generous sized lounge with bay window and open kitchen/ dining space leading to the enclosed rear garden and patio.





### Entrance Porch

Double glazed door to the front leading to:

### Entrance Hall

Radiator

### Cloakroom

WC. Wash hand basin.

### Lounge

26' max x 11' max ( 7.92m max x 3.35m max )

Double glazed bay window to the front of the property. Gas fireplace. Double glazed window the rear. Two radiators.

### Kitchen/ Diner

18' 11" x 9' ( 5.77m x 2.74m )

Fitted with a range of base and wall units with worktops over. Stainless steel sink and drainer unit. Space for large oven under extractor hood. Space and plumbing for washing machine and fridge/freezer. Combi boiler newly installed 1 year ago. Two double glazed windows to the side and double glazed doors to rear to the patio and garden.

### Landing

Loft access. Radiator.

### Bedroom One

13' 1" max x 14' max ( 3.99m max x 4.27m max )

Double glazed bay window to the front. Radiator.

### Bedroom Two

9' max x 9' max ( 2.74m max x 2.74m max )

Double glazed window to the rear. Radiator.

### Bedroom Three

11' 11" x 9' ( 3.63m x 2.74m )

Double glazed windows to the rear. Radiator.

### Bathroom

Bath with stainless steel mains shower above. Wash hand basin with stainless steel taps and heated towel rail. Double glazed window to the side.

### W.C.

Separate WC. Double glazed window to the side.

### Outside

Front patio boarded by brick walls and gate. Enclosed rear garden mainly laid to lawn and patio.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Victoria Avenue, Hunstanton

- CHAIN FREE!
- Character 3 Bedroom Property
- Spacious Kitchen/ Diner
- Large lounge with Bay Window
- Popular Coastal Location

Tenure: Freehold EPC Rating: D

offers in the region of

**£310,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HUN106020 - 0002

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