



Greevegate, Hunstanton, PE36 6AG

welcome to

Greevegate, Hunstanton

Beautifully present ground floor flat offers spacious accommodation with high ceilings, benefiting from off road parking to the rear and courtyard garden. Consisting of 3 bedrooms, large lounge, open plan kitchen/ diner, shower room & bathroom. Call now to view!



Accommodation:

Entrance Hall

Double glazed door to the front. In-built storage cupboard. Radiator. Access to:

Shower Room

Pedestal wash hand basin. W.C. Cubicle shower. Part tiled walls.

Lounge

18' 8" max x 16' 3" (5.69m max x 4.95m)
Double glazed sash bay window to the front and double glazed sash window to the side. Gas fireplace. Television point. Wooden floor.

Open Plan Kitchen/Diner

21' 9" x 12' 1" (6.63m x 3.68m)

Kitchen

Fitted wall and base units with work surfaces over. Stainless steel sink with drainer unit. Space and plumbing for dishwasher. Space for oven with extractor hood over. Tiled splash back. Two Double glazed windows to the side.

Dining Space

Double glazed window to the side. Two radiators. Tiled flooring.

Rear Lobby

In-built storage cupboard. Space and plumbing for washing machine. Space for tumble dryer. Gas boiler. Double glazed door to the side.

Bedroom One

15' 5" x 11' 8" (4.70m x 3.56m)
Double glazed windows to the front and side. Radiator.

Bedroom Two

10' 8" x 10' 10" (3.25m x 3.30m)
Double glazed bay window to the side. In-built wardrobe. Radiator.

Bedroom Three

10' 5" x 6' 8" (3.17m x 2.03m)
Double glazed window to the rear. in-built wardrobe. Radiator.

Bathroom

Pedestal wash hand basin. W.C. Panel bath. part tiled walls. Extractor fan. Double glazed window to the side.

Outside

Wrap around garden bordered by trees, flower beds and shrubs. Courtyard garden with gated rear access to the off road parking space.

Agents Notes

1/3 share of the freehold. Length of lease 125 years from 2004. No ground rent payable, service charge is £500 annually.

No pets. No holiday letting. Sub-letting is permitted.



check out more properties at williamhbrown.co.uk



welcome to

Greevegate, Hunstanton

- Deceptively Spacious Ground Floor Flat
- 3 Bedrooms, Shower room & Bath Room
- High Ceilings
- Wrap Around Garden
- Off Road Parking

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£350,000



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



Please note the marker reflects the postcode not the actual property

check out more properties at williambrown.co.uk



Property Ref:
HUN106389 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01485 534506



hunstanton@williambrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williambrown.co.uk