



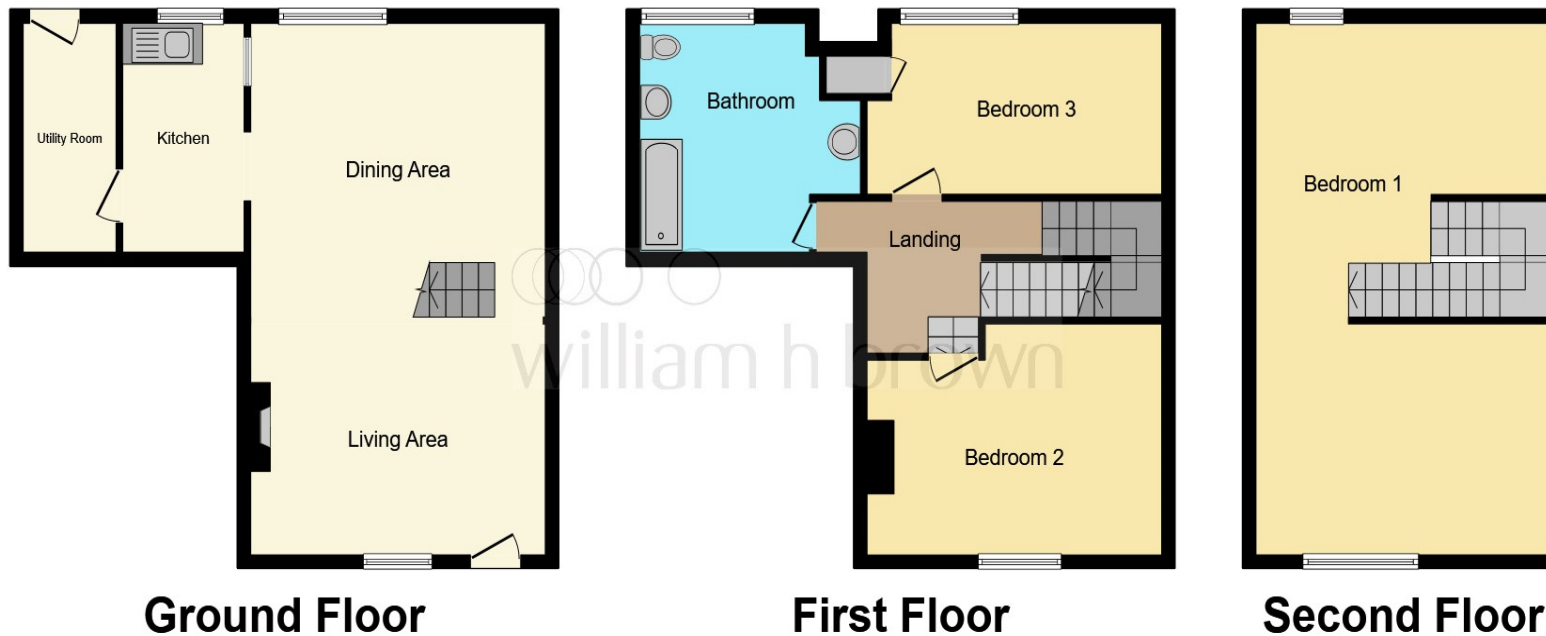
Elm Cottage, Chapel Lane, Hunstanton, PE36 5AN

welcome to

Elm Cottage, Chapel Lane, Hunstanton

Chain free! A fantastic opportunity to purchase a stunningly presented three bedroom cottage situated in the heart of Hunstanton, just a short stroll from the seafront and the town centre. The property boasts an open plan lounge-diner, modern kitchen, three spacious bedrooms and family bathroom.





Lounge-Diner
27' 10" x 11' 9" (8.48m x 3.58m)

Kitchen
10' 9" x 5' 9" (3.28m x 1.75m)

Cloakroom

Utility - Boot Room

First Floor

Bedroom Two
11' 9" x 11' 6" (3.58m x 3.51m)

Bedroom Three
9' 4" x 9' 3" (2.84m x 2.82m)

Bathroom

Second Floor

Bedroom One
18' x 11' 5" (5.49m x 3.48m)

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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Elm Cottage, Chapel Lane, Hunstanton

- NO ONWARD CHAIN
- Mid Terraced Cottage
- Open Plan, Contemporary Lounge-Diner
- Modern Kitchen
- Utility & Downstairs WC

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers in the region of

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN106807



Property Ref:
HUN106807 - 0004

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.

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