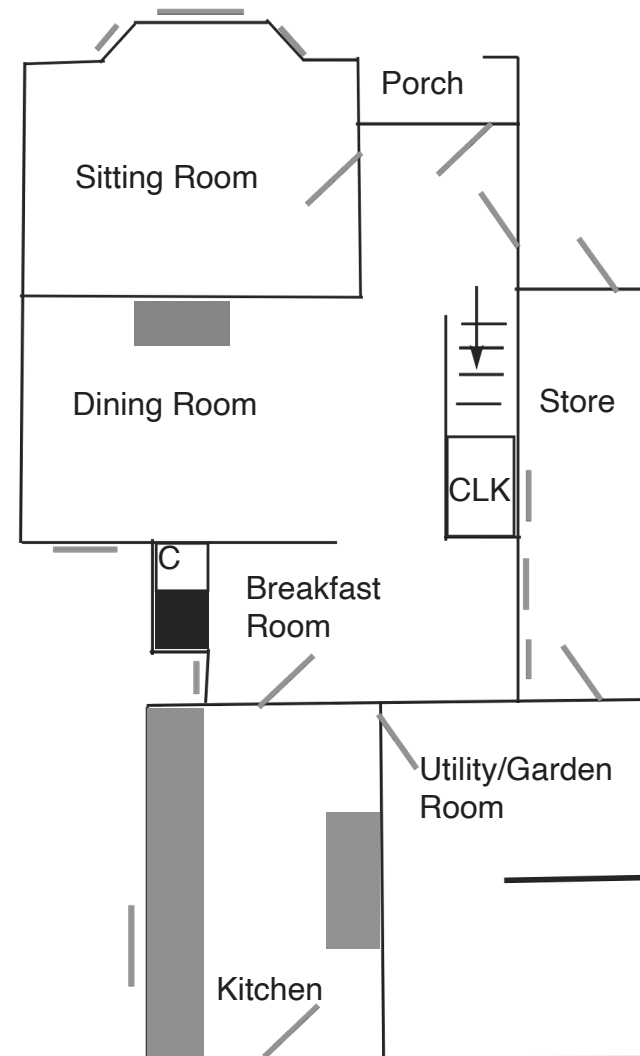
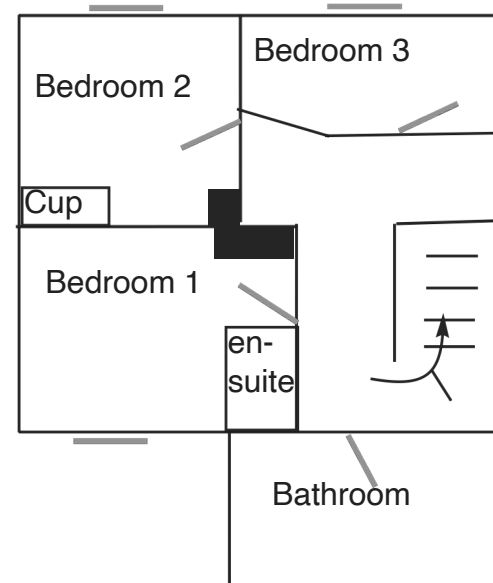


Floor Plan
for Identification Purposes Only
Not to Scale



Ground Floor



First Floor

email: jill@birdsestateagents.co.uk



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62 Westgate
Hunstanton
Norfolk
PE36 5EL

37 CALEY STREET
HEACHAM
PE31 7DP

To Let: £1200 pcm
unfurnished



**A 3 bedroom end terrace cottage in a central village location
with parking and pretty south facing rear garden**

ENTRANCE PORCH • HALL • SITTING ROOM • DINING ROOM with wood burner •
BREAKFAST ROOM • NEWLY FITTED KITCHEN • UTILITY/GARDEN ROOM •
FIRST FLOOR LANDING • BEDROOM with ensuite shower •
• 2 FURTHER BEDROOMS • BATHROOM •
OUTSIDE; Small front garden, parking space, enclosed rear garden with patio, SHED.
SERVICES: All mains connected.

COUNCIL TAX BAND: 'C' (£2165.69 2026/27)

*** GAS CENTRAL HEATING * UPVC REPLACEMENT DOUBLE GLAZING ***

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

37 Caley Street is an end terraced cottage in a central location in the village close to the High Street and within walking distance of the beach and sea-front.

It has the benefit of gas central heating, wood burner and upvc double glazing with spacious accommodation and south facing rear garden comprising:

GROUND FLOOR

Entrance Porch:

Hall: laminate flooring, stairs to first floor, side entrance door.

Sitting Room: 14’7” in to bay x13’3” (4.44x4.03) laminate flooring, radiator, storage cupboard.

Dining Room: 13’10” x 11’9” max (4.21x3.58) fireplace with wood burner, radiator.

Understairs Cloakroom: wc with hand basin.

Breakfast Room: 9’x8’3” (2.74x2.51) cupboard containing gas boiler, c/h thermostat.

Kitchen: 14’8”x6’6” (4.47x1.98) newly fitted with a range of base and wall units, vinyl flooring, space and plumbing for washing machine, door to rear garden.

Utility/Garden Room: 15’2”x8’8” : power and light, door to rear garden, door to enclosed side store, ideal for cycles and storage.

FIRST FLOOR

Landing: electric meter and consumer unit.

Bedroom 1: 14’8”x12’: radiator, ensuite shower room with shower cubicle, hand basin & wc.

Bedroom 2: 11’10”x9’10” (3.61x3.00) radiator, built-in cupboard.

Bedroom 3: 10’10”x 8’9” (3.30x2.66) radiator.

Bathroom: 10’1”x8’10”: (3.07x2.69) comprising white suite with panelled bath with shower over, wc, hand basin, radiator, towel radiator, vinyl flooring.

OUTSIDE

Small front garden, parking to side. Enclosed rear south facing garden with patio area. Shed, outside light, tap.

PRINCIPLE TERMS OF LETTING

- 1. The property is available on a six monthly Assured Shorthold Tenancy at a rental of £1200 calendar month, payable monthly in advance, exclusive of services and Council Tax.
- 2. A deposit representing one months rent will be required on the commencement of the tenancy.
- 3 References will be required from an Employer, Landlord (if applicable), professional person and family acquaintance.
- 4. The Landlord or his Agents reserve the right to refuse any application.

