





Sandpiper Street, Hunstanton PE36 5PF

william h brown

Welcome to

Sandpiper Street, Hunstanton

Situated on a modern development on the southern edge of Hunstanton, this end-terraced house offers well-planned accommodation arranged over two floors. The ground floor comprises an entrance hall, cloakroom, kitchen and sitting room, while the first floor provides three bedrooms and a family bathroom. The property benefits from gas central heating and double glazing. Outside, there are gardens to both the front and rear, together with designated parking. Ideally positioned for enjoying the amenities of Hunstanton and the surrounding West Norfolk coastline, this property offers an appealing opportunity to acquire a three-bedroom home in a convenient residential location with NO CHAIN! Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



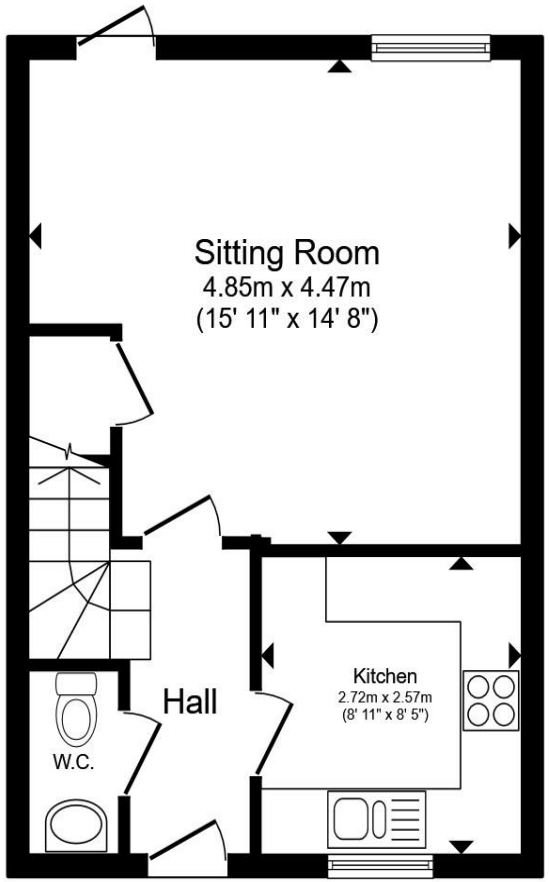




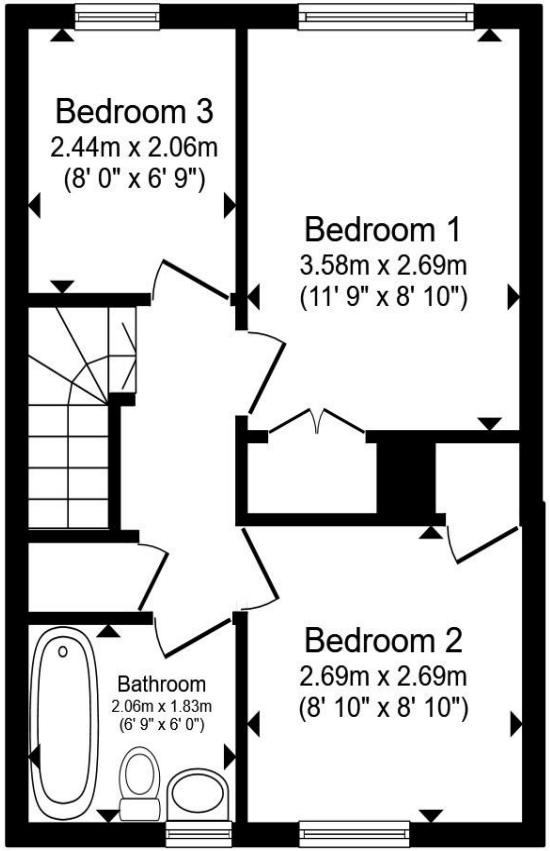








Ground Floor



First Floor

Total floor area 70.7 m² (761 sq.ft.) approx

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.propertybox.io

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Entrance Hall

Kitchen

Lounge

Downstairs Wc

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Agents Note:

'The sellers advise that they pay £120 per annum as a contribution towards upkeep.'
- For communal areas on the estate.

Welcome to

Sandpiper Street, Hunstanton

- End-terraced house
- Modern development
- Southern edge of Hunstanton
- Three bedrooms
- Kitchen and sitting room
- Ground-floor cloakroom
- Gas central heating and double glazing
- Front and rear gardens with designated parking

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

£260,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107256

Property Ref:
HUN107256 - 0003

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.

william h brown

01485 534506

hunstanton@williamhbrown.co.uk

40 Westgate, HUNSTANTON, Norfolk, PE36 5EL

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.