

email: jill@birdsestateagents.co.uk



tel: 01485 534560

BIRDS

ESTATE AGENTS

ESTABLISHED 37 YEARS

62 Westgate
Hunstanton
Norfolk
PE36 5EL



25 HALL ROAD
SNETTISHAM
PE31 7LU

To Let: £825 pcm
unfurnished



A charming and cosy gas centrally heated and double glazed cottage in a delightful location in the village centre, close to amenities and also having a garage

SITTING ROOM with gas fire • LIVING/DINING ROOM • FITTED KITCHEN •
SMALL FIRST FLOOR LANDING • TWO BEDROOMS • BATHROOM •

OUTSIDE: Small walled rear garden with patio.
Garage to the rear.

SERVICES: All mains connected.
COUNCIL TAX BAND: 'B' (£1903.18 2026/27)

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

25 Hall Road is situated in an almost 'timeless' central part of the village just minutes walk away from the 'Rose & Crown' pub, The Old Bank Restaurant, The Old Store bakery and coffee shop in the Market Place. There is a regular bus route to Hunstanton (5 miles) and King's Lynn (10 miles) and the beach is a short drive away.

The accommodation has the benefit of gas fired radiator central heating and replacement upvc double glazed units and has been newly decorated, comprising:-

GROUND FLOOR

Double glazed door to the.....

Sitting Room: 12'6"x12'3" (3.81x3.73) wood surround fireplace with marble inset and hearth and fitted 'Baxi' gas fire with back boiler for central heating and hot water, radiator, TV point, staircase to the first floor. Open archway to the.....

Living/Dining Room: 11'x10'2" (3.35x2.89) radiator. Open arched doorway to the....

Kitchen: 10'9"x9'6" (3.27x2.89) fitted with a range of pine base and wall units, work surfaces with inset stainless steel sink unit and tiled splash-backs, rear entrance door, radiator.



FIRST FLOOR

Small Landing: Airing Cupboard with cylinder and immersion heater.

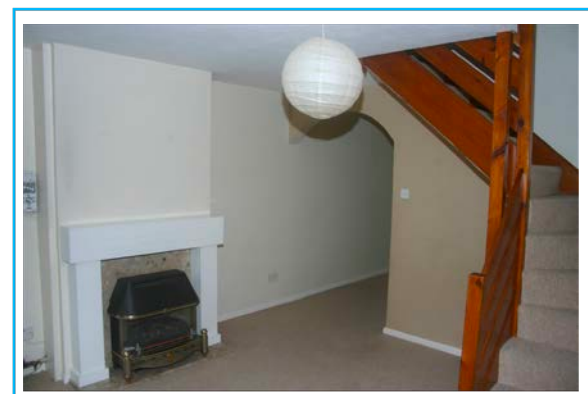
Bedroom 1: 12'9"x9' (3.88x2.74) radiator, useful hanging wardrobes and deep store cupboard, telephone point, radiator.

Bedroom 2: 10'2"x6'5" (3.09x1.95) also suitable as a study, radiator.

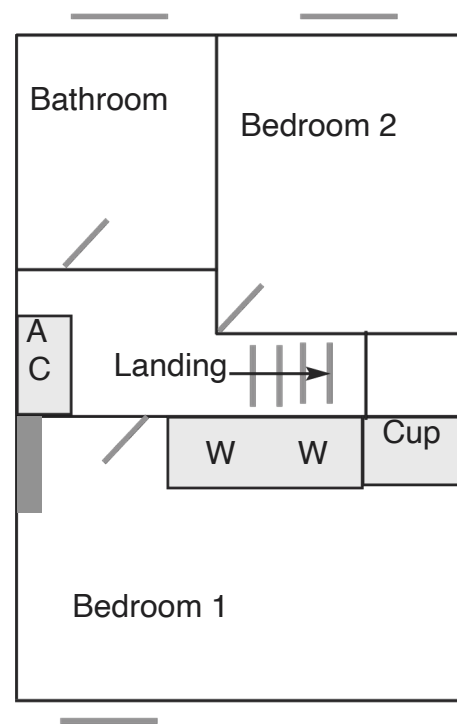
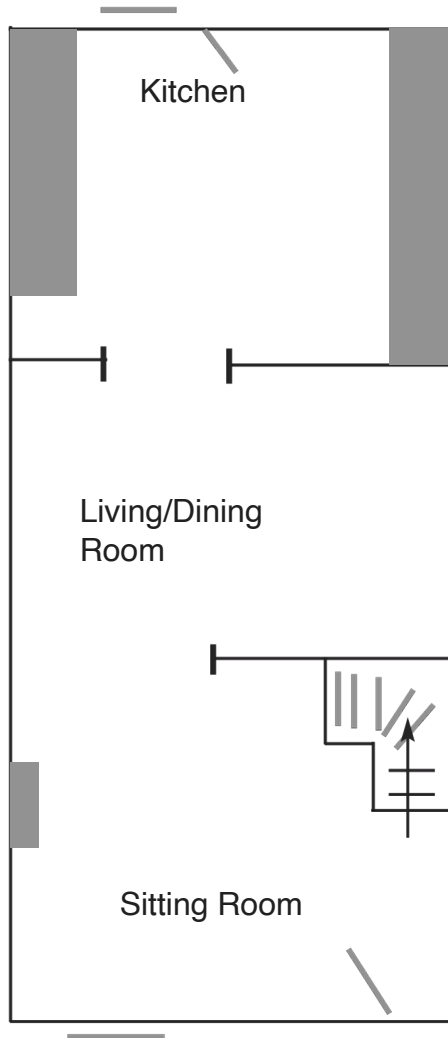
Bathroom: 7'x5' (2.13x1.52) comprising a short bath with shower over, pedestal hand basin and wc, tiled surrounds, radiator.

OUTSIDE

Parking in Hall Road. Access from Church Road opposite the Rose & Crown at the rear to a shingled courtyard, the end Garage of a block, approx. 18'6"x9'4" (5.63x2.84) with up and over door. Gate giving access to the small rear garden. Outside tap. Outside lights.



Floor Plan
for Identification Purposes Only
Not to Scale



PRINCIPLE TERMS OF LETTING

1. The property is available on a periodic tenant at a rental of £825 per 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.
5. No Smoking.