





Nene Road, Hunstanton PE36 5BZ

william h brown

Welcome to

Nene Road, Hunstanton

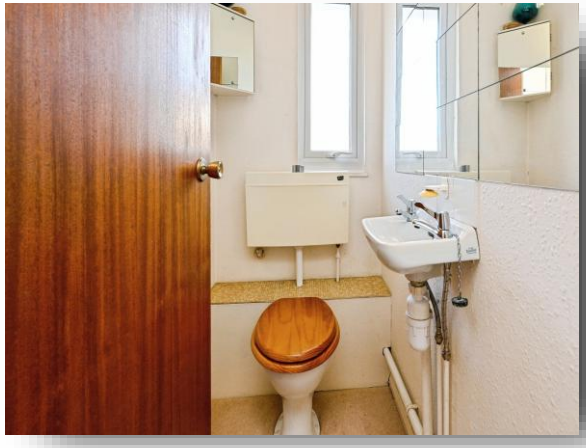
Situated within easy reach of Hunstanton town centre and the promenade, this three-bedroom detached bungalow is offered for sale with no onward chain and offers excellent potential for modernisation. The accommodation comprises an entrance porch leading into a lounge, with an opening to the dining area and further access through to the kitchen, utility/boot room. A hallway leads to three bedrooms, with bedroom one benefiting from built-in wardrobes, a dressing room area and en-suite, together with a bathroom and separate WC. Outside, the property has a driveway providing access to a detached double garage, space for caravan or boat, with gardens surrounding the property. An excellent opportunity to create a spacious and comfortable bungalow in a convenient coastal location. 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.



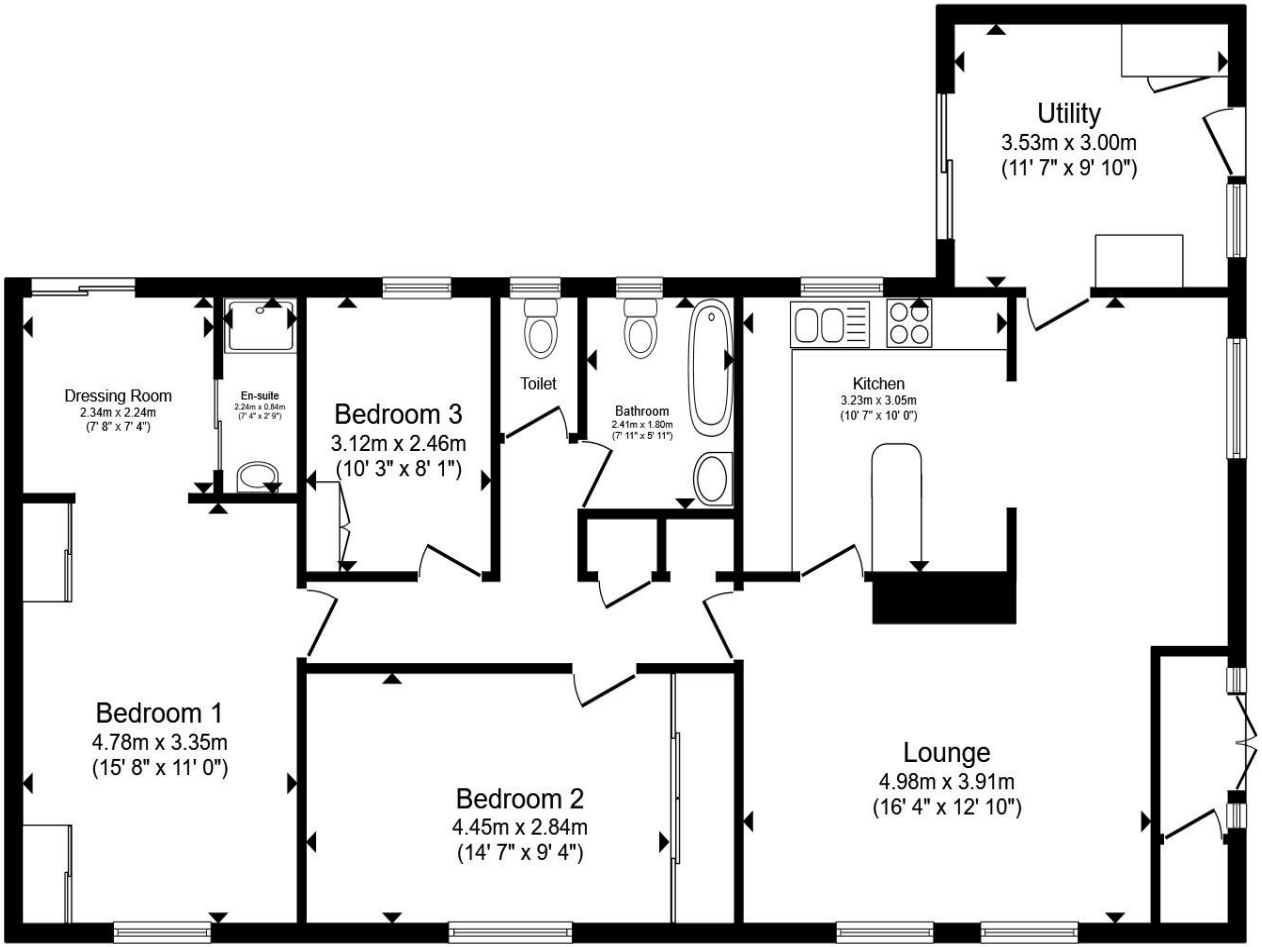












Entrance

Lounge

Kitchen

Utility

Bedroom One

Dressing Room

Shower Room

Bedroom Two

Bedroom Three

Bathroom

Additional Toilet

Total floor area 114.8 m² (1,236 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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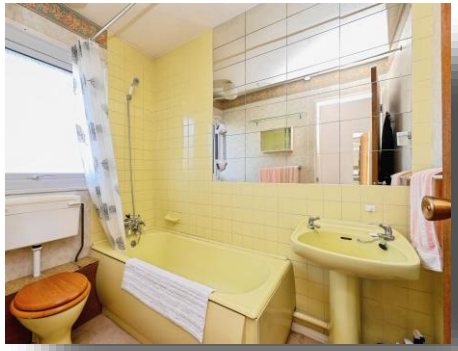
Nene Road, Hunstanton

- Detached three-bedroom bungalow
- Convenient Hunstanton location
- Easy reach of town and promenade
- Requiring some modernisation
- No onward chain
- Principal bedroom with en-suite
- Utility/boot room
- Detached double garage and gardens

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£310,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107289

The Property Ombudsman

Property Ref:
HUN107289 - 0011

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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