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BIRDS

ESTATE AGENTS

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29 AUSTIN STREET
HUNSTANTON
PE36 6AN

Offers Over: £195,000
freehold
no onward chain



A semi-detached two double bedroom cottage
in a central location in the town.

ENTRANCE HALL • LOUNGE • CONSERVATORY •
KITCHEN/BREAKFAST ROOM •
FIRST FLOOR • TWO BEDROOMS • BATHROOM •
Small Gardens. Street Parking Only.

• **GAS CENTRAL HEATING** •

SERVICES: All mains connected.

COUNCIL TAX BAND: 'B' (£1912.49 2026/27)

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

29 Austin Street is a two storey carstone cottage semi-detached to a larger building that is divided into flats, in a popular area of the town a short walk to the High Street, Sensory Garden and sea-front. Hunstanton is a popular Victorian sea side town on the shores of the Wash, it has a variety of amenities, restaurants, hotels, two golf courses, infant, junior and secondary schools. Kings Lynn is 13 miles with a main line railway station to Cambridge and Kings Cross, regular bus service along the coast to Wells-next-the-Sea and to Kings Lynn.

GROUND FLOOR

Entrance Hall: 6' max width (1.82)

radiator, useful under stairs store cupboard.

Lounge: 16'10"x13'10" (5.13x4.21)

2 radiators, double glazed door to...

Conservatory: 10'x5' (3.04x1.52)

south facing overlooking the garden, upvc construction and door to outside.

Kitchen/Breakfast Room: 13'x9' (3.96x2.74)

range of cream coloured base and wall units, work surfaces with tiled surrounds and inset stainless steel sink, plumbing for a washing machine, electric cooker, radiator.

FIRST FLOOR

Galleried Landing:

radiator, Airing Cupboard with gas boiler.

Bedroom 1: 13'6"x10'6" max (4.11x3.20)

radiator.

Bedroom 2: 13'2"x9'3" (4.01x2.81)

radiator.

Bathroom: 10'5"x5'10" (3.17x1.72)

white suite comprising a panelled bath with 'Mira Sport' electronic shower over and fully tiled surround, pedestal hand basin, wc, towel radiator, extractor fan.

OUTSIDE

Small front garden area and south facing rear garden with neighbours rights of access to read gas meters and fire exit.



Floor Plan
for Identification Purposes Only
Not to Scale

