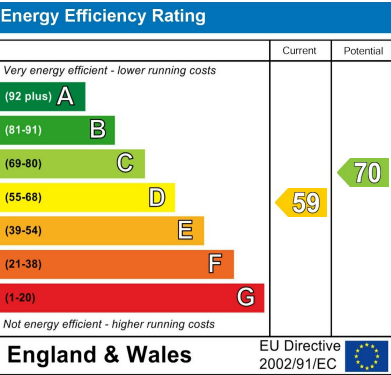


DIRECTIONS

SATNAV: PE36 5JF



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

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PORCH Fitted carpet, door to front garden, window to side and front.	6'6" x 3'1" (1.98m x 0.94m)
HALLWAY Storage cupboard, airing cupboard, central heating thermostat control, loft access, fitted carpet.	9'4" x 6'6" max (2.84m x 1.98m max)
LOUNGE Fitted carpet, fireplace with electric fire, radiator, window to front.	16'4" x 11'11" (4.98m x 3.63m)
KITCHEN Fitted carpet, range of wall, base and drawer units, double radiator, window and door to side.	11'5" x 9'5" (3.48m x 2.87m)
SHOWER ROOM Non slip flooring, corner shower, pedestal wash hand basin, WC, double radiator, obscured window to front.	6'9" x 5'4" (2.06m x 1.63m)
BEDROOM ONE Fitted carpet, radiator, window to rear.	13'1" x 10'4" max (3.99m x 3.15m max)
BEDROOM TWO Fitted Carpet, fitted wardrobe, double radiator, patio doors leading to conservatory.	10'5" x 10' (3.18m x 3.05m)
CONSERVATORY Fitted carpet, electric heater, French doors leading to the garden.	9'4" x 8'8" (2.84m x 2.64m)

REAR GARDEN
Enclosed garden, with patio area and laid to lawn, trees shrubs and flowerbeds.

FRONT GARDEN
Large driveway, lawn, shrubs, trees, small flower bed, wooden gate to side leading to the rear garden.

GARAGE
Detached garage, window to rear and side door. Light and power. Up and over garage door.

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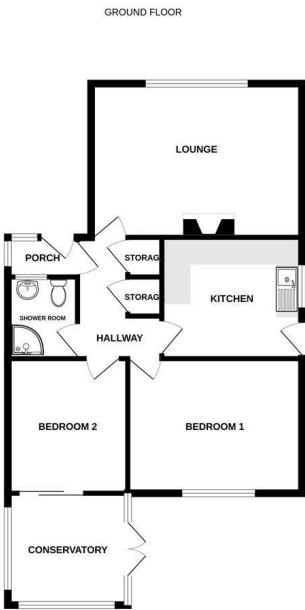
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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NO UPWARD CHAIN Located on Charles Road in the charming seaside town of Hunstanton, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining. The inviting lounge features a lovely fireplace, creating a warm and welcoming atmosphere for cosy evenings. The bungalow boasts two well-proportioned bedrooms, with the added benefit of a conservatory accessible from the second bedroom. This bright and airy space is perfect for enjoying the natural light and can serve as a peaceful retreat or a versatile area for hobbies. The property is set in a popular seaside location, making it an excellent choice for those who appreciate coastal living. With parking available, convenience is at your doorstep. Additionally, the absence of an upward chain ensures a smooth and straightforward purchasing process. This charming bungalow is not just a home; it is a lifestyle choice, offering the opportunity to enjoy the beauty of Hunstanton and its surrounding areas. Whether you are looking for a permanent residence or a holiday retreat, this property is sure to impress. Do not miss the chance to make this delightful bungalow your own.



We have every effort been made to ensure the accuracy of the floorplan contained herein. Measurements of plots, sections, areas and any other data are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for only preliminary purposes. The various symbols and legends are from the local and state codes and the general. Made with Microsoft Office 2010.



