



Homefields Road, Hunstanton PE36 5HJ

Welcome to

Homefields Road, Hunstanton

Situated just off Hunstanton town centre, this terraced house is ideally positioned for easy access to local amenities, the promenade and beach, making it a versatile home or investment opportunity. On the ground floor there is an entrance hall, lounge, kitchen and conservatory, along with a further reception room which could be used as a fourth bedroom and benefits from an adjoining newly fitted shower room. There is a further loft room, offering additional flexible accommodation. The first floor provides three bedrooms and a newly fitted family bathroom. Outside, the property benefits from a dropped kerb leading to a gravelled frontage providing off-road parking. To the rear is a courtyard style garden with rear access plus a brick built storage room with washing machine and fridge freezer. The property is being sold with no onward 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.





Entrance Hall

Lounge

Kitchen-Diner

Conservatory

Reception Room - Bedroom Four

Shower Room

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Second Floor

Loft Room

Total floor area 97.1 m² (1,045 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

Welcome to

Homefields Road, Hunstanton

- Terraced house close to Hunstanton town centre
- Excellent access to amenities, beach and promenade
- Versatile split-level accommodation
- Potential fourth bedroom with adjoining shower room
- Three bedrooms plus loft room
- Dropped kerb and off-road parking to the front
- Courtyard style rear garden with store
- No onward chain

Tenure: Freehold EPC Rating: E
Council Tax Band: Deleted

£275,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107005



Property Ref:
HUN107005 - 0012

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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