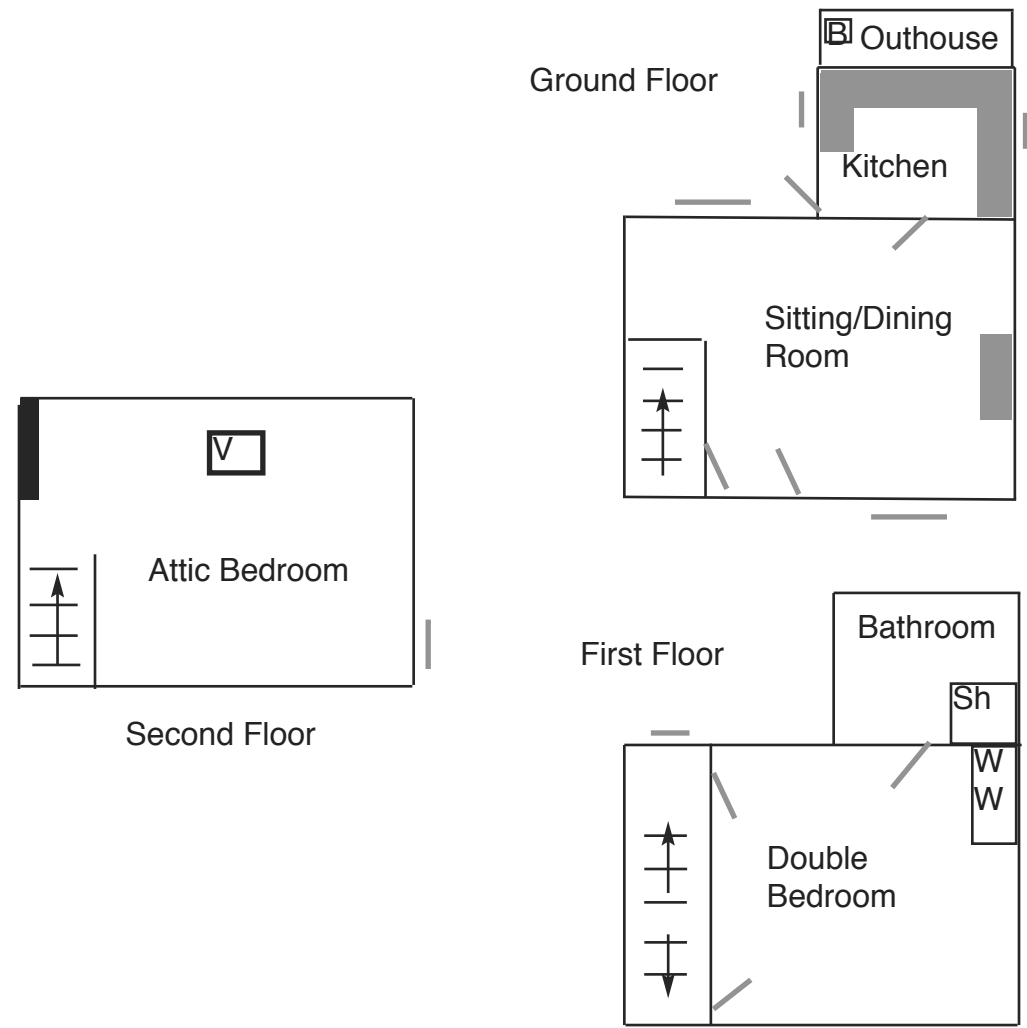


**Floor Plan
for Identification Purposes Only
Not to Scale**



8169-6920-9339-5097-3992	Current	Potential	8169-6920-9339-5097-3992	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	35	40	(21-38) F	27	30
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Measurements taken in imperial to the nearest three inches. Metric conversion approximate.
SERVICES: It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.
THE PROPERTY MISDESCRIPTIONS ACT: 1991 – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.

email: jill@birdsestateagents.com

www.birdsestateagents.com



BIRDS
ESTATE AGENTS



62 Westgate
Hunstanton
Norfolk
PE36 5EL



tel: 01485 534560
fax: 01485 535230

**14 HIGH STREET
RINGSTEAD
PE36 5JU**

Guide Price: £195,000

freehold
vacant possession upon completion



A traditional semi-detached three-storey cottage in the heart of the village.

SITTING/DINING ROOM with fireplace • KITCHEN •
 FIRST FLOOR: DOUBLE BEDROOM • LARGE BATHROOM •
 SECOND FLOOR: GOOD SIZE ATTIC BEDROOM •
 OUTSIDE: Street Parking Only. Fully enclosed mainly walled rear garden.
 Lean-to OUTHOUSE also housing the oil boiler.

SERVICES; Mains water, electricity and drainage.
 COUNCIL TAX BAND: 'B' (£1163.86, 2011.12)

14 High Street is the smaller part of two three-storey cottages of traditional brick, chalk and pantiled roof construction. It has a two storey addition and lean-to outhouse to the rear.

Ringstead is a small village just 3 miles from Hunstanton and close to the North West Norfolk coast at Holme-next-the-Sea. There is an active village shop and the Gin Trap Inn within close walking distance, as is 'Wards' Nursery. There are good local areas for walking, including the Peddars Way and Ringstead Downs.

The accommodation has oil-fired central heating and is arranged over three floors, comprising:-

GROUND FLOOR

Front entrance door to the

Sitting/Dining Room: 14'10"x13'8" (4.52x4.16) rustic style brick fireplace, 2 radiators, TV point, 3 wall lights, alcove under stairs for dining table, door to lobby and staircase to first floor.

Kitchen: 8'9"x7'3" (2.66x2.21) good range of base and wall cupboards and drawers, work surfaces with tiled splashbacks and single drainer sink, wine rack, space for a refrigerator and plumbing for a washing machine, spot light track, radiator, rear entrance door and **Canopy Porch**.

FIRST FLOOR

Small Landing: alcove shelf.

Double Bedroom: 13'8"x11'2" (4.16x3.40) built-in wardrobe, radiator, enclosed staircase to second floor bedroom.

Ensuite Bathroom: 8'8"x7'5" (2.64x2.25) comprising pine panelled bath, walk-shower cubicle, pine panelled wall and hand basin with cupboard under, towel radiator.

SECOND FLOOR

Attic Bedroom: 15'7"x13'9" (4.74x4.19) 'Velux' window, 2 radiators.

OUTSIDE

Street parking only. Fully enclosed, walled and fenced rear garden and yard with a paved patio area and various shrubs. Screened oil tank. Outside tap and light.

Lean-to **Outhouse**, suitable for bicycles, garden furniture etc and also containing the oil boiler.

