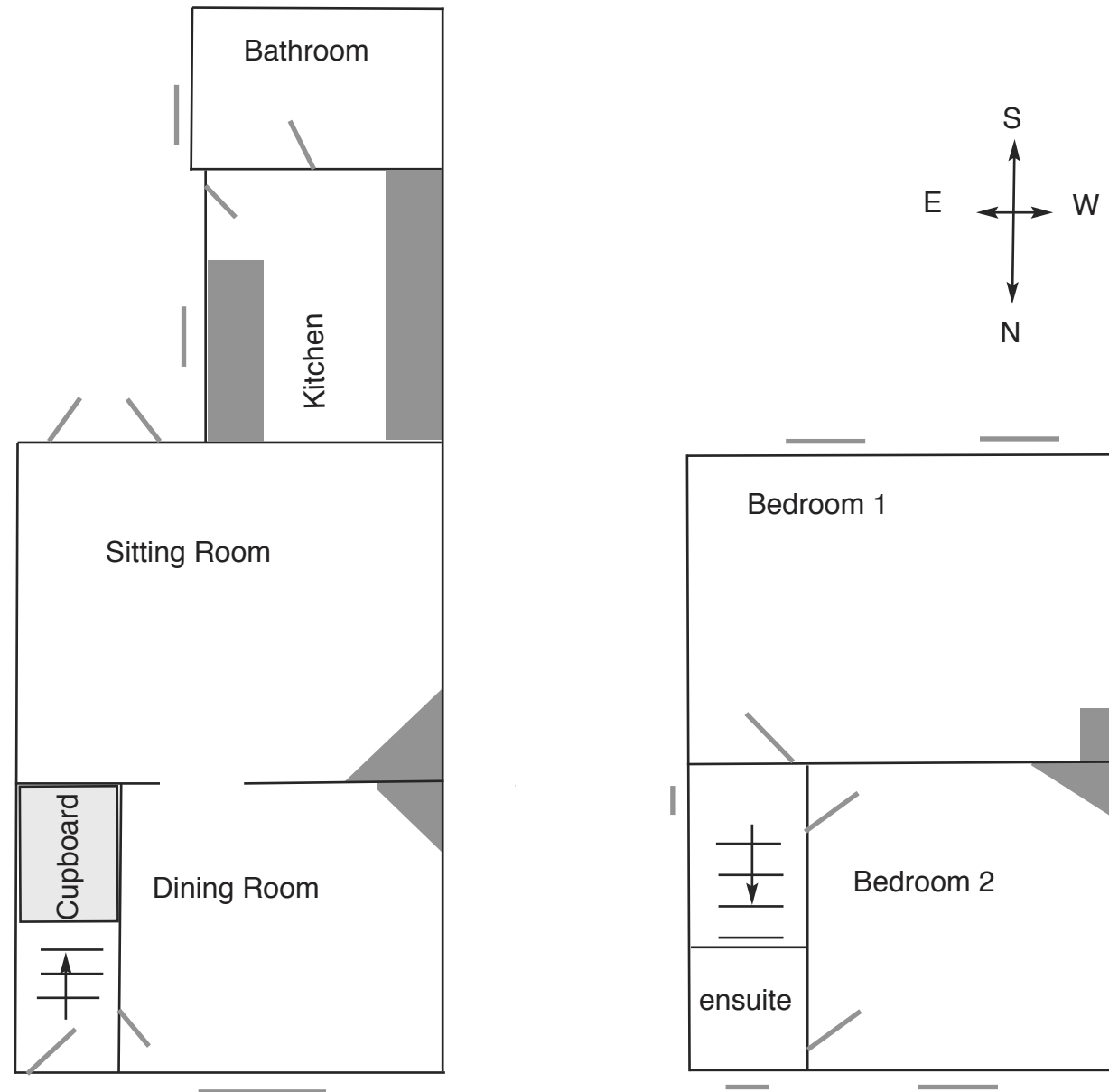


**Floor Plan  
for Identification Purposes Only  
Not to Scale**



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.  
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**26 SOUTHGATE LANE  
SNETTISHAM  
PE31 7QN**

**Guide Price: £159,995**  
freehold  
vacant possession upon completion



**A contemporary completely refurbished semi-detached cottage.**

ENTRANCE HALL • DINING ROOM SITTING ROOM • KITCHEN • BATHROOM •  
FIRST FLOOR LANDING • TWO BEDROOMS , ONE WITH ENSUITE CLOAKROOM •

OUTSIDE: Front garden, shingled for easy maintenance.

Enclosed south facing rear garden with patio, lawn and parking for 2 cars.

SERVICES: All mains connected.

COUNCIL TAX BAND: 'A' (£995.63 2011/12)

**\* GAS CENTRAL HEATING \* UPVC REPLACEMENT DOUBLE GLAZING \***

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TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

**26 Southgate Lane** is a brick semi-detached house with pantiled roof. It has the advantage of gas central heating, replacement upvc double glazed windows and doors and has been refurbished to a high standard in a contemporary style including rewiring, replastering, new boiler, recessed 12v lighting and stripped pine doors throughout, electric smoke detectors.

Snettisham is a popular village on the North West Norfolk coast with award winning pubs, shops, restaurant, primary school, RSPB Nature Reserve and Sailing Club.

### GROUND FLOOR

**Hall:** wooden flooring, staircase to first floor.

**Dining Room:** 12'1"x8" (3.68x2.59) wooden flooring, radiator.

**Sitting Room:** 12'1"x11'10" (3.68x3.61) patio doors to rear garden, feature fireplace with a beam and slate tiling (option to reinstate for open fire) under stairs cupboard containing the gas combination boiler, wooden flooring, radiator, tv point.

**Kitchen:** 11'11"x5'10" (3.63x1.78) newly fitted kitchen with a range of base and wall units, tall cupboard, work surfaces, stainless steel sink unit and drainer, integrated fridge/freezer, electric fan oven and gas hob with extractor unit over, tiled floor, tiled splashbacks, stable door to outside.

**Bathroom:** new suite including double ended panelled bath with thermostatic shower and glass shower screen. marble hand basin, wc, fully tiled walls and floor.

### FIRST FLOOR

**Landing:**

**Bedroom 1:** 12'x11x10" (3.66x3.61) south facing, tv point, radiator.

**Bedroom 2:** 12'1"x8'5" (3.68x2.57) radiator,

**Ensuite Cloakroom:** vanity hand basin and wc.

### OUTSIDE

Front garden with low brick wall and gate with path to front door, mainly shingled interspersed with paving for low maintenance bordered with shrubs, pedestrian access from Birch Close via Strickland Avenue. Rear access via unadopted Southgate Lane. Parking for 2 vehicles. Enclosed rear garden laid mainly to lawn with patio area to the rear of the house.

