

## 44-46 Beach Road, Snettisham, Norfolk PE31 7RA

\*GUIDE PRICE: **£150,000 - £200,000** (plus fees)



### Detached farmhouse in need of modernisation

This carrstone faced detached farmhouse is located within a short walk of the beach and is now ready for a program of restoration and refurbishment. The property has been in the same family ownership for many years but has not been lived in for a while, hence the need for a new owner to make the most of the obvious character and appeal within the property. The property has two good sized reception rooms five bedrooms and a large garden which extends to 0.4 acre, subject to survey.

Rarely do projects become available within this sought after coastal location and the property is therefore ideal for the builder/developer looking for a project, an investor looking for an income from the holiday market or private individual looking for a family home. Potential may also exist for redevelopment STP.

Snettisham is a popular village with a useful range of shops and community facilities. A more comprehensive range of amenities can be found in the nearby coastal towns of Heacham, Hunstanton and Kings Lynn which amongst other facilities has a regular rail link to London.

#### Description:

**Ground Floor:** Hall, lounge, dining room, kitchen/ breakfast room, utility room, wc

**First Floor:** Landing, master bedroom with ensuite shower room, two further bedrooms, family bathroom

**Outside:** Large garden to front, side and rear in need of attention. Approximately 0.4 acre stms.

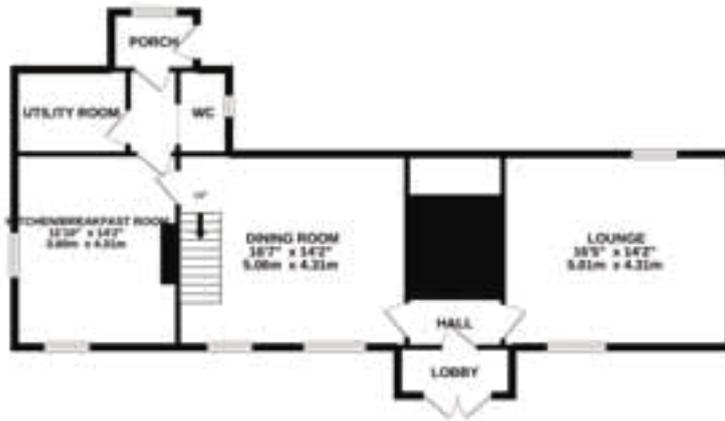
**Please note:** A further area of garden is to be offered separately as an additional lot. The purchaser of the house will have the option to purchase this land please contact the auctioneers for further information.



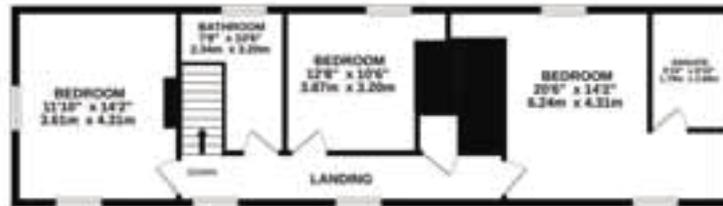
#### PARTNER AGENT:



**GROUND FLOOR**  
831 sq.ft. (77.2 sq.m.) approx.



**1ST FLOOR**  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 1521 sq.ft. (141.3 sq.m.) approx.



**Tenure:** Freehold

**Local Authority:** Kings Lynn and West Norfolk Borough Council. Tel: 01553 616200

**Solicitors:** Norton Legal, Unit 8 Beech Avenue, Taverham, Norwich, NR8 6HW. Tel: (01603) 864331. Ref: Tracy Guest.

**Viewing:** Please call the Auctioneers - 01733 889833

**Energy Performance Certificate (EPC):** Current Rating G

**Additional Fees**

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.