









# welcome to

# **Colne House Colne Road, Cromer**

William H Brown are pleased to offer a RARE OPPORTUNITY to purchase this Two Bedroom, End-terrace Cottage, set in a highly sought after location of Cromer. With OFF-ROAD PARKING & offered with NO ONWARD CHAIN. Call us today!













Don't miss this End-Terraced house, which enjoys internal accommodation to include Entrance Hall, Lounge/Dining Room and Kitchen to the ground floor, while upstairs has 2 Bedrooms (Main with En-Suite) and separate Bathroom.

Outside offers 2 allocated off-road parking spaces and front garden.

The property is located in the popular seaside town of Cromer, which offers local amenities such as Junior & High School, Health Centre & Hospital, shops and various eating establishments. The stunning coastline beaches are only a short walk away, so why not take advantage of Mary Jane's, The Rocket House Cafe, No.1 Fish & Chips, or perhaps an ice cream as you walk along Cromer pier and take in the coastal beauty, to see why many people like to call Cromer home!

#### **Entrance Hall**

Front door of the property leads you in with stairs to first floor & under stairs cupboard, pamment flooring and doors leading to Kitchen & Lounge/Dining Room.

### **Lounge / Dining Room**

17' 3" x 16' 11" ( 5.26m x 5.16m )

Gas fire inset to brick fireplace, high ceilings, exposed beams, carpeted flooring and front & rear aspect sash windows.

#### Kitchen

10' 9" x 10' (3.28m x 3.05m)

Fitted with a range of wall & base units, work surface over with sink, double gas cooker & space for white goods. Pamment flooring & rear aspect sash window.

### **First Floor Landing**

Built-in cupboard and doors to Bedrooms & Bathroom.

#### **Bedroom One**

13' 6" x 11' 3" ( 4.11m x 3.43m )

Double wardrobe, carpeted flooring & rear aspect sash window. Door to En-suite.

#### **En-Suite**

Suite comprising WC, wash basin & shower cubicle. Vinyl floor & heated towel rail.

#### **Bedroom Two**

10' 10" x 9' 11" ( 3.30m x 3.02m )

Built-in wardrobe, carpeted flooring & rear aspect sash window.

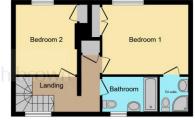
#### **Bathroom**

Suite comprising WC, wash basin & bath with shower over. Vinyl flooring, heated towel rail & front aspect sash window.

#### Outside

The front of the property is mostly lawn with a shrub & bush border, there is a shed to the side for storage. The property also benefits from access to a separate grounds area with sheds & washing lines exclusively for Colne House residents. There is also two allocated off-road parking spaces.





**Ground Floor** 

First Floor

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 part must relied the part of the part of





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## **Colne House Colne Road, Cromer**

- NO ONWARD CHAIN
- End-Terraced Cottage
- 2 Bedrooms Main with En-Suite
- 2 Allocated Off-Road Parking Spaces
- Council Tax Band C

Tenure: Freehold EPC Rating: D

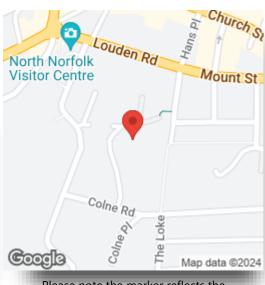
guide price

£350,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM103667



Property Ref: CRM103667 - 0009 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.



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