

The Londs, Overstrand, Cromer, NR27 0PW



welcome to

The Londs, Overstrand, Cromer

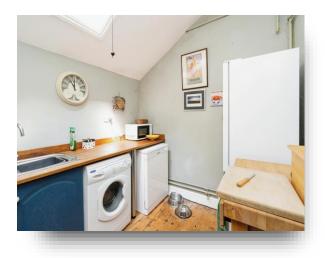
William H Brown are delighted to present this CHARACTERFUL Two Bedroom Cottage set down the Londs in Overstrand. Offered with NO ONWARD CHAIN. Call us to book your viewing!













Description

Overstrand is an unspoilt East Norfolk coastal village, situated on a cliff-top overlooking fine dog-friendly and sandy beaches. The village grew up around its fishing industry, and a few fishing boats are still based here. The beauty of Overstrand did not go unnoticed however, leading to its nickname as "the village of millionaires". The village also has a number of amenities such as a post office/local shop, pub, hotel, family campsite, cafe and local fresh lobsters and crabs for sale.

The property briefly consists of Boot Room, Downstairs Cloakroom, Shower Room, Dining Room, Kitchen, Living Room, Two Bedrooms and upstairs Shower Room. Outside of the property consists of stunning matured gardens with shrubs & bushes.

Entrance Hall

Boot room style with basin, boiler, door to Cloakroom & gate to The Pleasaunce.

Cloakroom

Suite comprising WC & wash basin.

Shower Room

Shower cubicle.

Dining Room

12' 6" x 8' (3.81m x 2.44m)

Original tiled flooring, exposed brick mantel, storage cupboards, window to the side and doors to Kitchen & Living Room.

Living Room

12' x 14' 5" recess (3.66m x 4.39m recess) Exposed brick fireplace housing wood burner, window to the front, exposed beam and staircase to first floor.

Kitchen

9' 11" x 7' 9" (3.02m x 2.36m) Navy blue cupboards with wooden work surfaces over top, original flooring, sloped ceiling, skylight and space for white goods.

Bedroom One

12' 9" recess x 11' 8" (3.89m recess x 3.56m) Window to the front, built-in storage cupboards, wall mounted radiator and carpeted flooring.

Bedroom Two

11' 3" recess x 8' 11" (3.43m recess x 2.72m) Window to the side, wall mounted radiator and carpeted flooring.

Shower Room

Suite comprising WC, wash basin & shower cubicle.

Outside

The property is enclosed by a brick and flint wall with a small gate leading to the front of the property which is equally just as charming.

The outside space is a wraparound style including many shrubs, bushes and matured plants giving it lots of colour and personality.



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.focalagent.com



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The Londs, Overstrand, Cromer

- NO ONWARD CHAIN
- Two Bedroom Character Cottage
- Sought After Road in Overstrand
- Gate to The Pleasaunce
- Original Features Throughout

Tenure: Freehold EPC Rating: E

£395,000



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Property Ref:

CRM108423 - 0003

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.

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

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