

Bec Cottage, Mount Street, Cromer, NR27 9DB



welcome to

Bec Cottage, Mount Street, Cromer

William H Brown are pleased to offer this No Onward Chain two bedroom cottage set in a prime position and just walking distance to the beach. Call us now to book your inspection.













Description

Located in the popular coastal town of Cromer is this Character Cottage which enjoys internal accommodation to include Entrance Hall, Living Room, Kitchen/Diner space, downstairs Bathroom, Two Bedrooms & upstairs Cloakroom. Externally the property offers an enclosed courtyard garden.

Cromer itself 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 or No. 1 Fish & Chips, or perhaps an ice cream as you walk along Cromer pier, take in the coastal beauty and see why many people like to call Cromer home!

Hallway

Front door opens into hallway with internal doors to kitchen/diner & bathroom and large storage cupboard housing hot water tank.

Bathroom

White suite compromising bath with shower over, wash basin & WC, tiled flooring, double glazed window & heated towel radiator.

Kitchen/Diner

11' 7" max x 9' 8" (3.53m max x 2.95m) Kitchen/Diner fitted with a range of wall units and base cupboards with wood effect work surfaces over top, tiled splash back, integrated oven and hob and space for white goods. Double glazed windows, electric wall mounted radiator, wood effect vinyl flooring and staircase to first floor. Door to living room.

Living Room

11' 9" x 11' 9" (3.58m x 3.58m) Door from kitchen/diner opens into living room with wood effect vinyl flooring, electric wall mounted radiator and double glazed opening onto private courtyard.

First Floor Landing

Doors to bedrooms.

Bedroom One

11' 7" x 8' 8" (3.53m x 2.64m) Exposed wooden floorboards, double glazed window and electric wall mounted radiator.

Bedroom Two

10' x 8' (3.05m x 2.44m) Exposed wooden floorboards, double glazed window, electric wall mounted radiator and door to cloakroom.

Cloakroom

White suite compromising wash basin & WC. Double glazed window.

Outside

Fully enclosed low maintenance paved courtyard with seating area, perfect for relaxing after a day at the beach.



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



view this property online williamhbrown.co.uk/Property/CRM108478



welcome to

Bec Cottage, Mount Street, Cromer

- NO ONWARD CHAIN
- Town Centre Location
- Walking distance to Beach
- Successful Holiday Let
- Immaculate Throughout

Tenure: Freehold EPC Rating: E

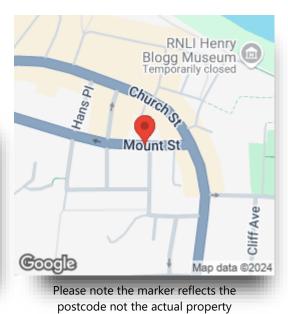
offers in excess of

£220,000









view this property online williamhbrown.co.uk/Property/CRM108478



Property Ref: CRM108478 - 0004 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01263 513764



Cromer@williamhbrown.co.uk

17 - 19 West Street, CROMER, Norfolk, NR27 9HZ



williamhbrown.co.uk