



Cromer Road, Sidestrand, Cromer, NR27 0LT

welcome to

Cromer Road, Sidestrand Cromer

>>> For Sale via Traditional Auction - date 15th April 2025 <<<

This Two Bedroom Semi Detached Cottage is a perfect development opportunity. Set in a peaceful village location on a substantial plot, call us to book your viewing.



Important Notice:

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

Important Notice Continued:

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price, therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

Important Notice Continued:

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Entrance Porch

Front door opens into porch with internal door to Lounge.

Lounge

12' 8" x 12' 3" plus recess (3.86m x 3.73m plus recess)
Fire with surround, built-in cupboard and front aspect double glazed window. Door to stairwell, Utility & Kitchen.

Kitchen

13' 4" x 9' 4" (4.06m x 2.84m)

Fitted with a range of wall & base units, work surface over with stainless steel sink, freestanding white goods and built-in cupboard. Vinyl flooring and front aspect double glazed window.

Utility

Back door opens into Utility with wash basin, rear aspect double glazed window and doors to Bathroom & Lounge.

Bathroom

Suite comprising WC, wash basin & bath. Tiled walls, carpeted flooring, heated towel rail & side aspect double glazed window.

First Floor Landing

Stairs leading from Lounge with doors to Bedrooms.

Bedroom One

13' 6" plus recess x 10' 11" into recess (4.11m plus recess x 3.33m into recess)

Section of sloped ceiling, blocked fireplace with mantel surround, carpeted flooring & front aspect double glazed window.

Bedroom Two

9' 5" x 6' 10" (2.87m x 2.08m)

Section of sloped ceiling, carpeted flooring & front aspect double glazed window.

Outside

The front of the property has a neat lawn arrangement surrounded by a brick and flint wall to the road, a hedge boarder to each of the sides.

The rest of the plot continues to be made up of lawn sections, multiple outbuildings: a barn and sheds, a few trees and bushes sporadically placed. The plot benefits also backing onto farmland/fields which has uninterrupted sea views.



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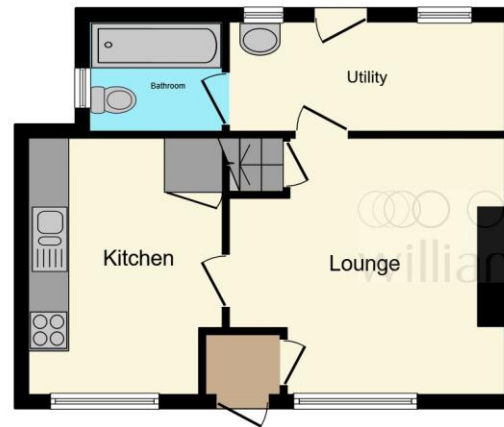
Cromer Road, Sidestrand, Cromer

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- NO ONWARD CHAIN
- Two Bedroom Semi-Detached Cottage
- Substantial Plot
- Lots of Potential
- Development Project

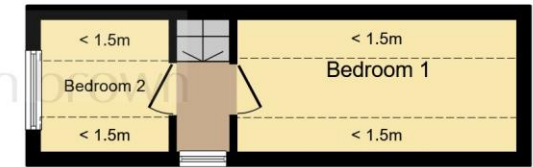
Tenure: Freehold EPC Rating: G

guide price

£170,000



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 party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM108657 - 0007

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