



St. Margarets Close, Cromer, NR27 9DF

welcome to

St. Margarets Close, Cromer

>> NO ONWARD CHAIN <<

Located within walking distance to Cromer, with bus and rail links, is this link-detached Bungalow which benefiting 3 Bedrooms, 2 Reception Rooms, Fitted Kitchen & Shower Room. Outside offers a secluded rear garden, Garage and driveway.



Description

Located in the popular coastal town of Cromer & offered with No Onward Chain is this link-detached Bungalow, which enjoys accommodation to include Entrance Hall, Lounge/Diner, Kitchen, 3 Bedrooms & Garden Room. Outside has a driveway providing ample off-road parking leading to a Garage, well-kept front garden & enclosed rear garden with patio.

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!

Hall

Side door opens into hall with built-in airing cupboard housing boiler and doors to Lounge/Diner, Shower Room & Bedrooms.

Lounge / Diner

11' 9" x 15' (3.58m x 4.57m)

Lounge Area has gas fire with brick surround & hearth, TV point, carpeted flooring, wall mounted radiator & front aspect double glazed window. Opens to Diner Area which measures 8'9" x 8'5" and has carpeted flooring, wall mounted radiator & front aspect double glazed window. Open doorway to Kitchen.

Kitchen

9' 11" x 9' 10" (3.02m x 3.00m)

Fitted with a range of wall & base units, wood effect work top over with tiled splash back & stainless steel sink & drainer unit. Cooker space with cooker hood over and space & plumbing for white goods. Cushioned vinyl wood effect flooring, side aspect double glazed window & door to side porch.

Side Porch

Space for white goods, cushioned vinyl wood effect flooring, side aspect double glazed window & door to garden.

Bedroom One

9' 11" x 12' 11" (3.02m x 3.94m)

Fitted wardrobe, carpeted flooring, wall mounted radiator, side aspect double glazed window & sliding double glazed doors into Garden Room.

Garden Room

9' 2" x 9' 7" (2.79m x 2.92m)

Vaulted ceiling, carpeted flooring, wall mounted radiator, 2 side aspect double glazed window double glazed patio doors to the garden.

Bedroom Two

11' 10" x 9' 9" (3.61m x 2.97m)

Fitted wardrobe, carpeted flooring, wall mounted radiator & rear aspect double glazed window.

Bedroom Three

9' 1" x 7' 11" (2.77m x 2.41m)

Carpeted flooring, wall mounted radiator & side aspect double glazed window.

Bathroom

Suite comprising WC, wash basin inset to vanity & shower cubicle. Tiled walls, spotlights, towel rail & side aspect double glazed window.

Garden

To the front of the property is a lawned garden with hedge border, with a driveway to the side which providing ample off-road parking and leads to a Garage with up & over door. a path leads around the house and to a gate which gives access to the rear garden.

The rear garden has a patio adjoining the property, with pathways around a lawned area and has planted borders.

Agent's Note

1) The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.

2) Some furniture & white goods are available by separate negotiation, please contact the branch for more details.



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welcome to

St. Margarets Close, Cromer

- NO ONWARD CHAIN
- Link-Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms & Fitted Kitchen
- Well-Kept Front & Rear Gardens
- Garage and Driveway
- Cul-De-Sac Location
- Close to Cromer Town Centre

Tenure: Freehold EPC Rating: D

offers in excess of

£425,000



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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Property Ref:
CRM108611 - 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 buyer's 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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