









# welcome to

# **Clement Scott Mews, Cromer**

This well-presented two bedroom freehold semi-detached house, with allocated parking, is situated in a highly sought after location in the popular seaside town of Cromer and is being sold with NO ONWARD CHAIN!













#### **Description**

This Freehold Semi-Detached House is offered with No Onward Chain and is located in the popular seaside town of Cromer, next to Warren Woods (approximately 5 minutes' walk to the cliff top & sea) with paths leading to Overstrand and the beautiful "Happy Valley" area to Cromer town centre.

The property enjoys internal accommodation to include Lounge, fitted Kitchen, 2 Bedrooms & Bathroom. Outside offers communal gardens & an allocated parking space.

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!

#### Lounge

21' 5" narrowing to 14' 9" x 13' 6" (6.53m narrowing to 4.50m x 4.11m)

Front door of the property leads you in with dual double glazed windows to the front & double glazed window to the side, carpeted stairs leading to first floor, wall mounted radiator, TV point & wood effect plank flooring. Double glazed patio doors to outside & door to Kitchen.

#### Kitchen

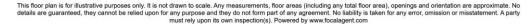
7' 10" x 7' 2" (2.39m x 2.18m)

Fitted with a range of wooden wall and base units with work surfaces over, sink & drainer unit, built-in oven and hob and space for white goods. Double glazed window to the rear & tiled flooring.

### **First Floor Landing**

Doors to Bedrooms & Bathroom.









**Bedroom One** 

**Bedroom Two** 

**Bathroom** 

Outside

back to sink & bath.

13' 6" x 11' 10" (4.11m x 3.61m)

10' 7" x 6' 8" (3.23m x 2.03m)

flooring & wall mounted radiator.

flooring & wall mounted radiator.

Dual double glazed windows to the front, carpeted

Double glazed windows to the rear, carpeted

White suite comprising WC, wash basin & bath.

Double glazed window, vinyl flooring, tiled splash

The property has a numbered allocated parking spot,

communal shed. A charge is made each year for the

maintenance of the grounds which for 2025 is £200.

and the grounds are communal, which includes a

## welcome to

## **Clement Scott Mews, Cromer**

- NO ONWARD CHAIN
- Two Bedroom Semi-Detached House
- Living Room & Fitted Kitchen
- Allocated Parking Space & Communal Gardens
- Close to Golf Course & Schools
- Perfect Bolthole
- Seaside Town Location

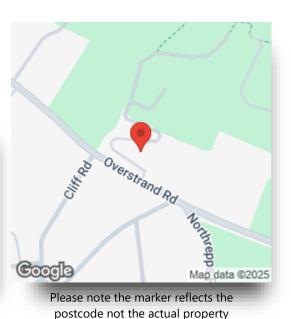
Tenure: Freehold EPC Rating: C

# £245,000









view this property online williamhbrown.co.uk/Property/CRM108767



Property Ref: CRM108767 - 0005 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 quidance 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.







01263 513764



Cromer@williamhbrown.co.uk



17 - 19 West Street, CROMER, Norfolk, NR27 9H7



williamhbrown.co.uk

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.