



**Chesterfield Villas, Cromer NR27 9EW**



**welcome to**

## **Chesterfield Villas, Cromer**

\*\*\* NO ONWARD CHAIN \*\*\*

This Grade II Listed Three Storey Three Bedroom House is a must view! Perfect family home or coastal bolthole & with off-road parking you don't want to miss this one.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

**For Sale via Modern Method of Auction with the benefit of No Onward Chain & located in the popular seaside town of Cromer is this 3 storey Grade II Listed character property which enjoys internal accommodation to include Entrance Hall, Lounge opening to Dining Room, Kitchen & Cloakroom to the ground floor, the first floor has 2 Bedrooms & Bathroom and a Loft Room which is currently being used as a Bedroom to the second floor. Outside offers front & rear courtyard garden and off-road parking.**

**Cromer 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!**

## Entrance Hall

Front door opens into hall with stairs to first floor with under stairs cupboard and doors Lounge & Dining Room.

## Lounge

12' 6" x 11' 8" ( 3.81m x 3.56m )  
Feature fireplace with mantle surround, TV point, wood flooring, wall mounted radiator & front aspect double glazed window. Opens to Dining Room.

## Dining Room

12' 7" into recess x 9' 11" ( 3.84m into recess x 3.02m )  
Open aspect from the Lounge with feature fireplace, wood flooring, door to built-in pantry/utility cupboard, wall mounted radiator & rear aspect double glazed window. Door to Kitchen.

## Kitchen

12' 2" x 7' 10" ( 3.71m x 2.39m )  
Steps downs into fitted Kitchen with a range of wall & base units, work surface over with matching upstand and sink & drainer unit. Built-in oven, hob with cooker hood over & integrated fridge/freezer. Tiled flooring, 2 double glazed windows, 2 Velux windows and doors to Cloakroom & outside.

## Cloakroom

WC, wash basin & plumbing for white goods. Tiled flooring and double glazed window.

## First Floor Landing

Doors to Bedrooms 1, 2 & Bathroom.

## Bedroom One

12' 9" into window x 12' 6" ( 3.89m into window x 3.81m )  
Mirror fronted built-in wardrobe, carpeted flooring, wall mounted radiator & front aspect double glazed window. Door to En-suite.

## En-Suite

Suite comprising shower cubicle, heated towel rail, tiled flooring and double glazed window.

## Bedroom Two

12' 3" x 8' 3" ( 3.73m x 2.51m )  
Built-in mirror fronted wardrobe, carpeted flooring, wall mounted radiator & rear aspect double glazed window.

## Bathroom

Suite comprising WC, pedestal wash basin with tiled splash back and freestanding clawfoot roll top bath with mixer tap & shower attachment. Tiled flooring, heated towel rail & 2 double glazed windows.

## Second Floor Landing

Door to Loft Room.

## Bedroom 3

13' 6" into window x 12' 9" ( 4.11m into window x 3.89m )  
Partially sloped ceiling, exposed beams, eaves cupboards, carpeted flooring, wall mounted radiator & double glazed windows.

## Outside

To the front of the property is a brick wall with gate giving access to the front garden which is mainly paved with flower & shrub borders and approach path to front door.

The rear is a courtyard style garden with a gate giving access to parking.



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## welcome to Chesterfield Villas, Cromer

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Grade II Listed

Tenure: Freehold EPC Rating: Exempt

guide price

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CRM108818 - 0004

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