



Greystones Park Lane, Cromer NR27 0ED

welcome to

Greystones Park Lane, Cromer

A charming brick and flint character single storey home situated off an unadopted private road, close to Cromer town centre, the beach and golf course!



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.

William H Brown present this individual extended brick & flint single storey detached property which we understand was a former piggery to the local farm! Accessed via a private un-adopted road, the property has been modernised and includes a garden and parking and is close to local amenities and public transport links with access to the links golf course and beach which are a short walk away.

The characterful internal accommodation briefly comprises of: Kitchen, Inner Hallway, Lounge, Cloakroom, Bathroom and two Bedrooms. Externally there is a courtyard garden with decorative flower beds

and borders and space for vehicular parking to the front.

Viewing is highly recommended to appreciate the uniqueness of this wonderful dwelling. Please contact William H Brown on 01263 513764 for further information and to arrange your viewing today!

Cloakroom

Obscure single glazed window, WC, wash hand basin and tiled splash backs.

Lounge

16' x 12' (4.88m x 3.66m)

Double glazed window to front with feature arch, radiator, wall lights and exposed beams and timber supports.

Kitchen

12' x 8' (3.66m x 2.44m)

Double glazed window to front, base units, sink and drainer with mixer taps, radiator, exposed ceiling beams, tiled flooring and built-in storage cupboard housing the central heating boiler.

Bedroom One

11' x 7' 2" (3.35m x 2.18m)

Double glazed window to rear, fitted wardrobes with sliding doors, radiator, carpet and exposed beams. Space and plumbing for washing machine.

Bedroom Two

12' x 6' 9" (3.66m x 2.06m)

Two double glazed windows to rear, radiator, wall lighting, vinyl flooring and ceiling beams.

Bathroom

Obscure double glazed window, shower cubicle and tiled walls.

Rear Garden

Private courtyard which is fully enclosed by timber panelled fencing and wall lights.



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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Greystones Park Lane, Cromer

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Brick & Flint Bungalow
- Character Features Throughout

Tenure: Freehold EPC Rating: E

guide price

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM108864 - 0002

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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.



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