



**Clement Scott Mews, Cromer, NR27 0DG**



**welcome to**

## **Clement Scott Mews, Cromer**

\*\*\* Perfect Bolthole \*\*\*

Don't miss this Semi-Detached Two Bedroom House offered with NO ONWARD CHAIN, call us to book your viewing!



## 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.

## Description

This 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!

## Living Room

13' 7" x 10' 10" (4.14m x 3.30m)

Dual double glazed windows to the front, double glazed window to the side, carpeted flooring, wall mounted radiator

## Dining Room

5' 10" x 9' 1" (1.78m x 2.77m)

Doors to rear, carpeted flooring, wall mounted radiator, archway to Kitchen

## Kitchen

7' 5" x 8' 1" (2.26m x 2.46m)

Range of white wall & base units, work surfaces over top, stainless steel sink and drainer, free standing appliances, built in cupboard, double glazed window to the rear, vinyl flooring

## Bedroom 1

13' 7" into recess x 7' 5" (4.14m into recess x 2.26m)

Dual double glazed window to the front, sloped ceiling, wall mounted radiator, built in cupboard, carpeted flooring

## Bedroom 2

10' 9" x 6' 8" (3.28m x 2.03m)

Double glazed window to the side, velux to the rear, sloped ceiling, carpeted flooring, wall mounted radiator, loft hatch

## Bathroom

Suite consisting of P Shaped bath with mixer tap & shower overhead, hand wash basin, WC, Velux, tiled flooring, wall mounted radiator

## Exterior

The property has a numbered allocated parking spot, and the grounds are communal, which includes a communal shed. A charge is made each year for the maintenance of the grounds which for 2025 is £200.



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](http://www.focalagent.com)



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## **Clement Scott Mews, Cromer**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Two Bedroom Semi-Detached House
- Allocated Parking Space & Communal Gardens
- Close to Golf Course & Schools
- Perfect Bolthole, Seaside Town Location

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

guide price

**£230,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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