



Mill Road, Cromer, NR27 0AD



# welcome to

# Mill Road, Cromer

William H Brown are delighted to offer this well-presented Three Bedroom Mid-Terrace House set in a popular location of the coastal town Cromer. This one is A MUST VIEW!!

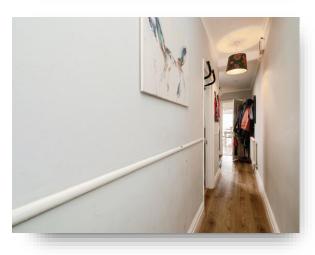












#### Description

Located in the popular seaside town of Cromer is this Mid-Terraced house which enjoys internal accommodation to include Entrance Porch, Sitting Room, Dining Room, Kitchen/Diner to the ground floor, whilst upstairs offers 3 Bedrooms, Bathroom & separate Cloakroom. Outside has a courtyard to the front & an enclosed rear garden.

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 Porch**

Front door opens into porch with internal door to Sitting Room.

#### **Sitting Room**

13' 3" x 12' 1" (4.04m x 3.68m) Double glazed bay window to the front, wood burner with wooden mantelpiece, wall mounted floor to ceiling radiator & wooden flooring. Door to Hallway.

#### Hallway

Doors to Dining Room & Kitchen and stairs to first floor.

#### **Dining Room**

12' 3" x 8' 11" (3.73m x 2.72m) Feature fireplace, wall mounted radiator and wooden flooring. Double glazed doors to outside.

#### Kitchen / Diner

11' 6" x 11' 6" excluding Diner (3.51m x 3.51m excluding Diner)

Kitchen/Diner space fitted with a range of dark blue wall & base units, wooden work surfaces over top with sink & drainer unit, built-in double oven, hob with cooker hood overhead, integrated dishwasher & plumbing for washing machine. Door to garden, wooden flooring & double glazed window to the side.

#### **First Floor Landing**

Doors to Bedrooms, Bathroom & Cloakroom.

#### **Bedroom One**

13' 3" x 12' 1" (4.04m x 3.68m) Double glazed sash window to the front, feature fireplace, built-in wardrobes, wall mounted radiator & carpeted flooring.



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 biability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powerd by www.focalagent.com



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#### Bedroom Two

12' 3" x 8' 11" (3.73m x 2.72m) Double glazed sash window to the rear, wall mounted radiator & carpeted flooring.

### **Bedroom Three**

 $8^\prime$  x 7  $^\prime$  8" (2.44m x 2.34m) Double glazed sash window to the rear, wall mounted radiator & carpeted flooring.

#### Cloakroom

Suite comprising WC, double glazed window, wall panelling & vinyl flooring.

#### Bathroom

Suite comprising bath with shower over & mixer tap, pedestal wash basin, double glazed window & tiled walls.

#### Outside

To the front of the property is a small patio, shrub and flower courtyard.

The rear has a low maintenance enclosed garden laid to patio with an array of potted plants and a rear access gate.



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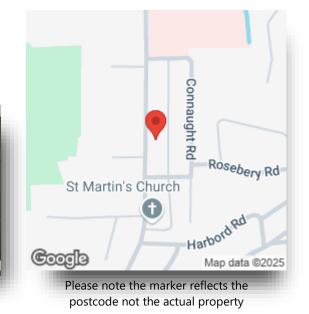
- Three Bedroom Mid-Terraced House
- Kitchen/Diner
- Two Reception Rooms
- Low Maintenance Garden
- Close to Schools, Doctors Surgery, Hospital & Beach

Tenure: Freehold EPC Rating: Awaited Council Tax Band: A

# £275,000







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Property Ref: CRM108903 - 0002 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 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.

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# william h brown



01263 513764



Cromer@williamhbrown.co.uk

17 9H

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



williamhbrown.co.uk