









## welcome to

# **Rosebery Road, Cromer**

A delightful mid terraced bay fronted Victorian two bedroom home with enclosed garden, central heating, double glazing and two reception rooms, situated in the coastal town of Cromer.













We are delighted to present to the market this charming mid terraced bay fronted Victorian home situated in a sought after location with easy access to all the facilities and amenities that Cromer has to offer. The property is a much loved family home and enjoys two double bedrooms to the first floor served by a generous modern bathroom, Lounge with bay window, open plan kitchen/diner with walk-in pantry, gas fired central heating, double glazing, enclosed rear garden with storage and gated rear access and token font garden. Viewings are essential to appreciate the accommodation available.

### Lounge

13' 8" Max into Bay  $\times$  11' (4.17m Max into Bay  $\times$  3.35m) Composite door, upvc double glazed tilt and turn bay window to the front aspect, cupboard housing the electric meters, wall mounted central heating programmer and radiator.

## **Inner Hallway**

Door leading to the kitchen/Diner and staircase rising to first floor, large understairs storage and radiator.

## Kitchen / Diner

## **Dining Area**

11'  $\times$  10' 4" Max ( 3.35m  $\times$  3.15m Max ) Chimney recess with a tiled hearth, radiator, upvc double glazed window to the rear aspect, square opening into the kitchen.

#### Kitchen Area

12' 10" x 7' 8" ( 3.91m x 2.34m )

Fitted with a range of comprehensive base and wall mounted units comprising cupboards and drawers, roll edge work surfaces with inset single stainless steel sink drainer, plumbing space for a domestic appliance, space and point for an electric cooker with cooker hood above, tiled splashbacks, further undercounter appliance space, radiator, wall

mounted gas fired central heating boiler, upvc double glazed window and matching door to the side aspect, space for upright appliance, walk in pantry cupboard with shelving and upvc double glazed window to the side aspect,

## Landing

Access to all rooms and to loft space and radiator, walk in storage cupboard.4'9" x 2'7" with opaque upvc double glazed window and hanging rail.

#### **Bedroom One**

11' 3" Max x 10' 11" ( 3.43m Max x 3.33m ) 2 upvc double glazed tilt & turn windows to the front aspect, built in wardrobe,

#### **Bedroom Two**

11' 11" x 7' 7" Max ( 3.63m x 2.31m Max ) Upvc double glazed tilt & turn window overlooking rear garden, radiator.

#### **Bathroom**

8' 2" x 8' 9" ( 2.49m x 2.67m )

Suite comprising vanity unit with inset wash hand basin, WC and panelled bath with mixer taps, shower attachment with thermostatic shower above, glazed screen and tiled splashbacks, opaque upvc double glazed window to the rear aspect, extractor fan and radiator.

#### **Exterior**

Front of the property path leading to front door and gated access to rear garden.

Rear garden is enclosed by close boarded fencing and mainly laid to patio. Storage cupboard.



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 misstalement. A party must rely upon its own inspection(s). Powered by www.fooleagent.com





## welcome to

## **Rosebery Road, Cromer**

- Mid terraced Bay Fronted Period Home
- Two Bedrooms, Two Reception Rooms
- Gas Fired Central Heating, Double Glazing
- Modern Bathroom and Kitchen

•

Tenure: Freehold EPC Rating: D

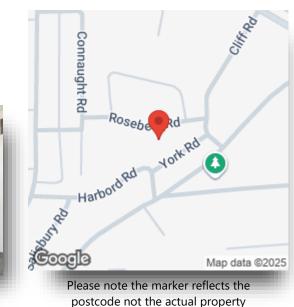
Council Tax Band: A

# £230,000









view this property online williamhbrown.co.uk/Property/CRM109101



Property Ref: CRM109101 - 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.





01263 513764



Cromer@williamhbrown.co.uk



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



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.