Arnolds | Keys

5 Francis Close, Cromer, NR27 0HR

Price Guide £295,000

- Detached bungalow
- Sitting room
- Garage
- In need of updating
- Cul-de-sac location
- Two bedrooms
- Kitchen
- Garden
- Bathroom
- Gas central heating

11 Station Road, Sheringham, Norfolk, NR26 8RE
01263 822373

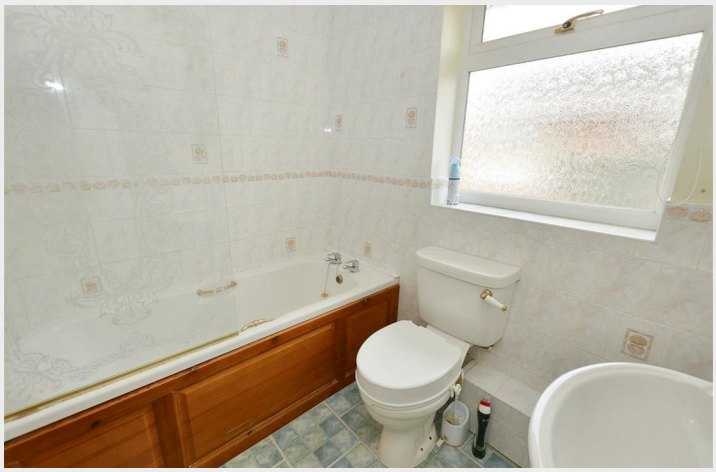
coastal@arnoldskeys.com
www.arnoldskeys.com

5 Francis Close, Cromer NR27 0HR

A detached two bedroom bungalow located in a Cul-de-sac location of similar properties.
The bungalow is in need of updating throughout, it does offer gas central heating and UPVC double glazed windows and door.
There are two bedrooms to the front aspect and the sitting room with sliding patio doors to the rear along with the kitchen.
A southerly aspect rear garden and drive with parking for two cars leading to the detached single garage.
No onward chain with this property.

2 1 1 D

Council Tax Band: C



ENTRANCE PORCH
UPVC double glazed door to the side entrance porch, tiled floor, wall mounted meter boxes to the side, UPVC double glazed door to

ENTRANCE HALLWAY
Door to cloaks cupboard, radiator, ceiling light, doors to all rooms, access to roof space, door to AIRING CUPBOARD.

LOUNGE/DINING ROOM
Sliding UPVC double glazed door to garden, laminate wood flooring, two ceiling light points, radiator, TV point.

KITCHEN
Two UPVC double glazed windows to the side and rear aspects, range of base and wall cupboards with one and half bowl stainless steel sink unit, provision for cooker, washing machine and fridge freezer. Wall mounted gas central heating boiler, ceiling light and radiator.

BATHROOM
UPVC double glazed window to the side. Three piece suite comprising of panelled bath, pedestal wash hand basin and low level WC. Radiator, vinyl flooring, ceiling light. Tiled walls.

BEDROOM ONE
UPVC double glazed window to the front, ceiling light and radiator.

BEDROOM TWO
Two UPVC sealed unit double glazed windows to the front and side. Ceiling light, radiator.

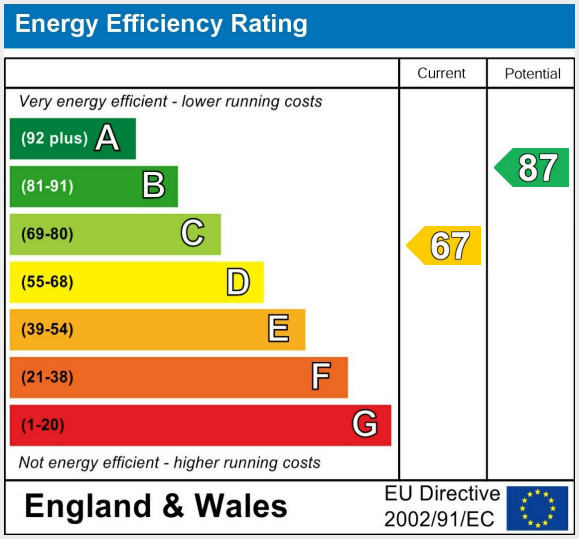
OUTSIDE
The bungalow has an open plan garden to the front, driveway to the side with parking for two/three cars leading to the detached single garage. From the driveway there is a wooden access gate leading into the rear garden which is mainly laid to lawn and small path seating area.

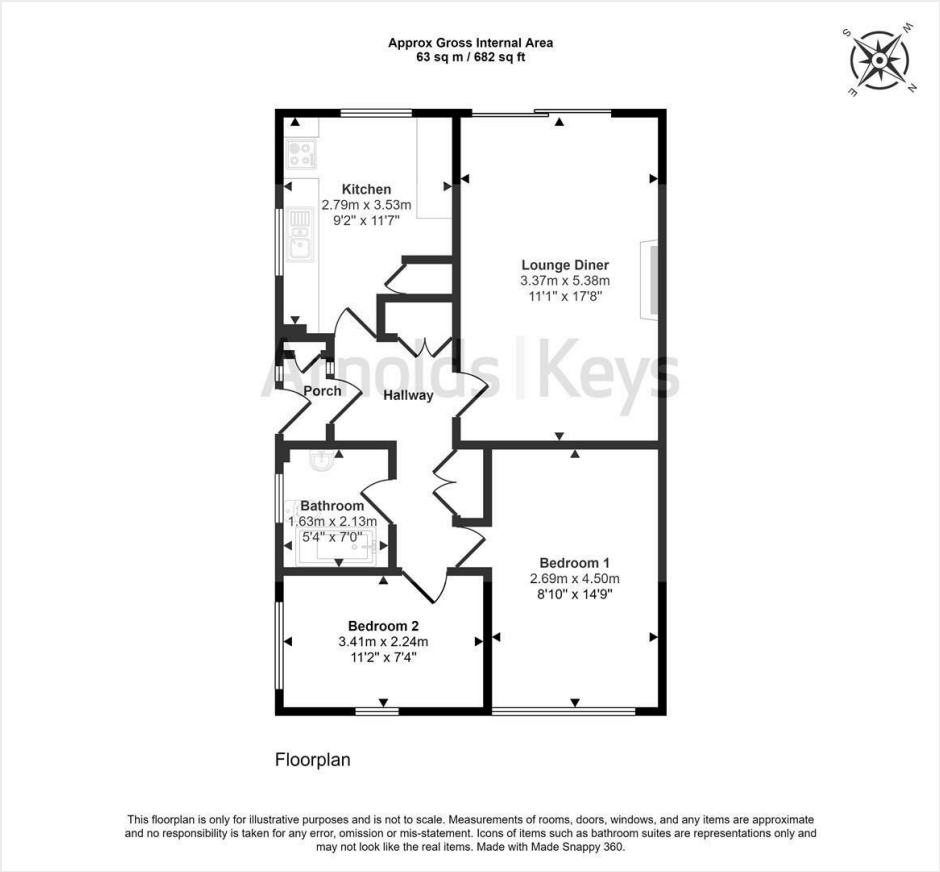
AGENTS NOTE
This is a Freehold property, has no onward chain. All services are connected and has a council band C

Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

PART OF MAYFAIR OFFICE.CO.UK

11 Station Road, Sheringham, Norfolk, NR26 8RE
01263 822373
coastal@arnoldskeys.com
www.arnoldskeys.com