

Arnolds | Keys



29 Roughton Road, Cromer, NR27 0HJ

Price Guide £295,000

- No onward chain
- Good degree of privacy
- Sealed unit glazing
- Two bedrooms
- Corner plot
- Gas central heating
- Conservatory
- Garage

29 Roughton Road, Cromer NR27 0HJ

Offered with no onward chain is this detached bungalow set on a corner plot just south of the Town and approximately a half mile from the shops. The property enjoys a good degree of privacy with its garden plot enclosed by a mature boundary hedge.

The property itself has the benefit of gas fired central heating and sealed unit glazing throughout. The accommodation is nicely proportioned although some updating might be considered which is accounted for by the Guide Price.



Council Tax Band: C



ENTRANCE HALL

Part glazed entrance door, radiator. Range of fitted cupboards.

LOUNGE/DINING ROOM

Large picture window to side aspect, two radiators, serving hatch to kitchen, wall mounted gas fire.

KITCHEN

Range of base and wall storage cupboards with laminated work surfaces and tiled splashbacks, window to side aspect, single drainer, stainless steel sink unit, built in shelved larder cupboard, radiator, extractor fan, point for electric cooker, provision for washing machine, space for undercounter refrigerator.

BATHROOM

Window to front aspect, panelled bath with independent electric shower above, rail and curtain. Pedestal wash basin, radiator, part tiled walls.

SEPARATE W.C.

Window to front aspect, close coupled w.c., part tiled walls.

BEDROOM 1

Window to side aspect, range of fitted bedroom furniture, radiator.

BEDROOM 2/DINING ROOM

Radiator, twin casement doors opening to:

CONSERVATORY

Of UPVC construction on a brick base with sliding patio doors to the garden. Radiator, fitted window blinds.

OUTSIDE

Brick built GARAGE with up and over door, electric light and power point. Timber GARDEN SHED.

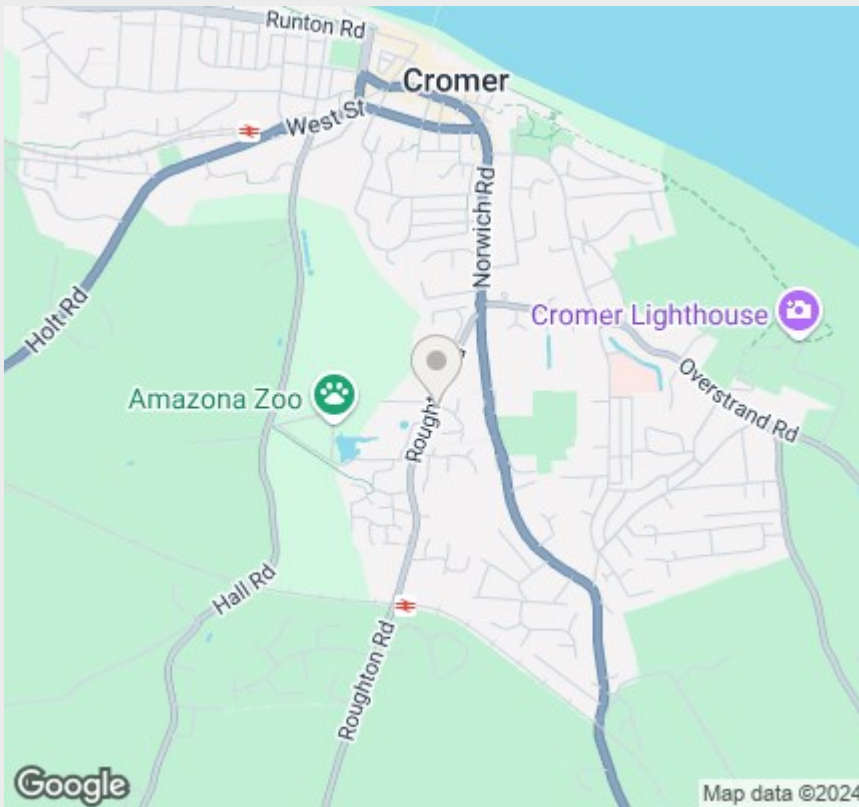
GARDENS

The property stands in a fully enclosed, corner plot with mature hedges to the boundary and established planting front and rear. There is a lawned area to the front too. A tarmac driveway leads to the garage and provides an off-road parking space.

AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band C.






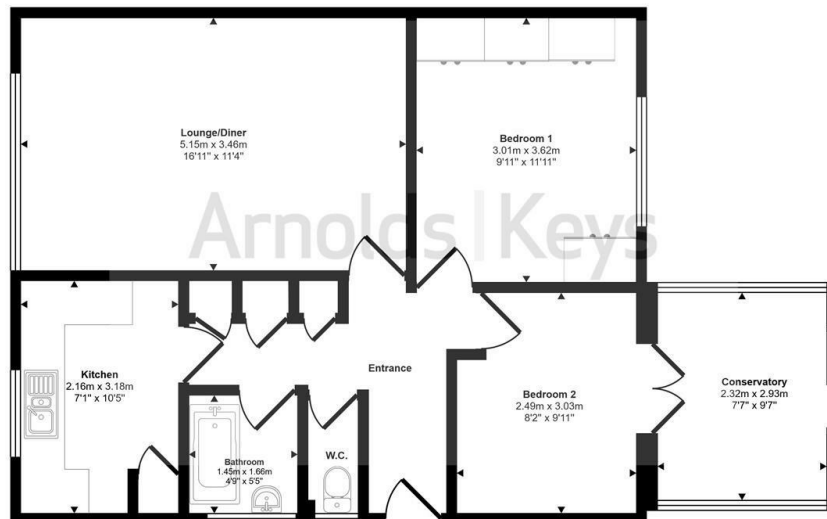
Viewings

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

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Approx Gross Internal Area
65 sq m / 698 sq ft



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 and 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.

