



**17 Meadow Close, Cromer, NR27 9JF**

**Price Guide £240,000**

- Mid-terrace house
- Bathroom
- No onward chain
- Modern kitchen
- Enclosed garden
- Three bedrooms
- Gas central heating
- Close to town centre
- UPVC double glazed windows

# 17 Meadow Close, Cromer NR27 9JF

An opportunity to purchase this mid-terrace property which is located just a short walk to the town centre of Cromer where all amenities are, along with bus and rail links to the city of Norwich.

This property will make an ideal First Time Buyers home with three bedrooms, bathroom and ground floor cloakroom, modern kitchen and lounge/diner. There is a further room which could be used as a home office/storage or utility area. There is gas central heating and UPVC double glazed windows and doors, along with an enclosed rear garden. The property is offered with no onward chain.



Council Tax Band: B



## ENTRANCE

UPVC double glazed door to entrance lobby with carpet, large storage cupboard, ceiling light, door to:

## UTILITY/STORAGE/ STUDY

A room with many uses, this could be used as a home office, storage space or utility area. Ceiling light, carpet. Velux roof light.

## HALLWAY

Stairs to first floor, understairs storage cupboard, radiator, ceiling light, doors to kitchen, lounge and cloakroom.

## CLOAKROOM

Low level WC, wash hand basin, carpet, ceiling light.

## KITCHEN

A modern cream kitchen with wood effect work tops over, inset white enamel sink with mixer tap, a range of base and drawer units, built in cooker and inset four ring gas hob with extractor hood above. Wall mounted cream cupboards, tiled splashbacks, UPVC double glazed window to the front, ceiling light, radiator, vinyl flooring.

## LOUNGE/DINER

UPVC double glazed window and door to the rear aspect of the property, two radiators, carpet, two ceiling light points. Door to storage cupboard.

## LANDING

Turning staircase leading to the landing with doors to bedrooms and bathroom, two storage cupboards, access to roof space. Carpet, ceiling light.

## BEDROOM ONE

UPVC double glazed window to the rear aspect. Carpet, radiator, ceiling light.

## BEDROOM TWO

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

## BEDROOM THREE

UPVC double glazed window to the rear, carpet, radiator, ceiling light.

## BATHROOM

UPVC double glazed window to the front, panelled bath, low level WC, wall mounted wash hand basin. Vinyl flooring, ceiling light, radiator.

## OUTSIDE

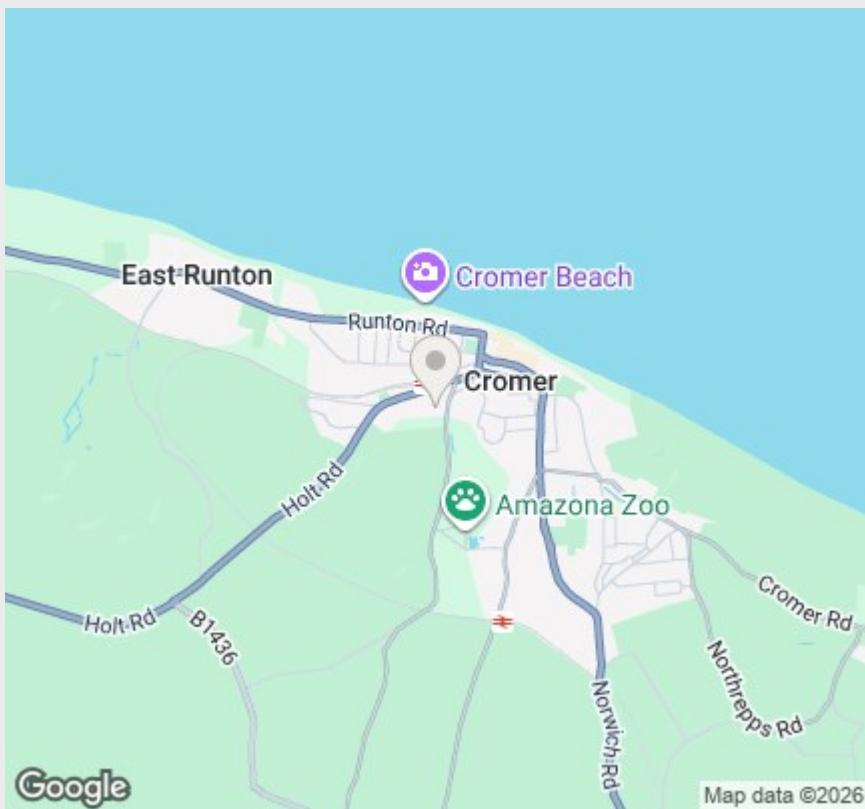
Low level wall with front entrance gate, outside light, paved area, mature shrubs.

To the rear of the property is an enclosed garden with timber panel fencing to the sides and rear access gate leading behind the properties to the front. Patio area, garden shed.

## AGENTS NOTE

This is a Freehold property with no onward chain, all mains services are connected, gas, electricity, water and mains drainage. The council band tax is B.



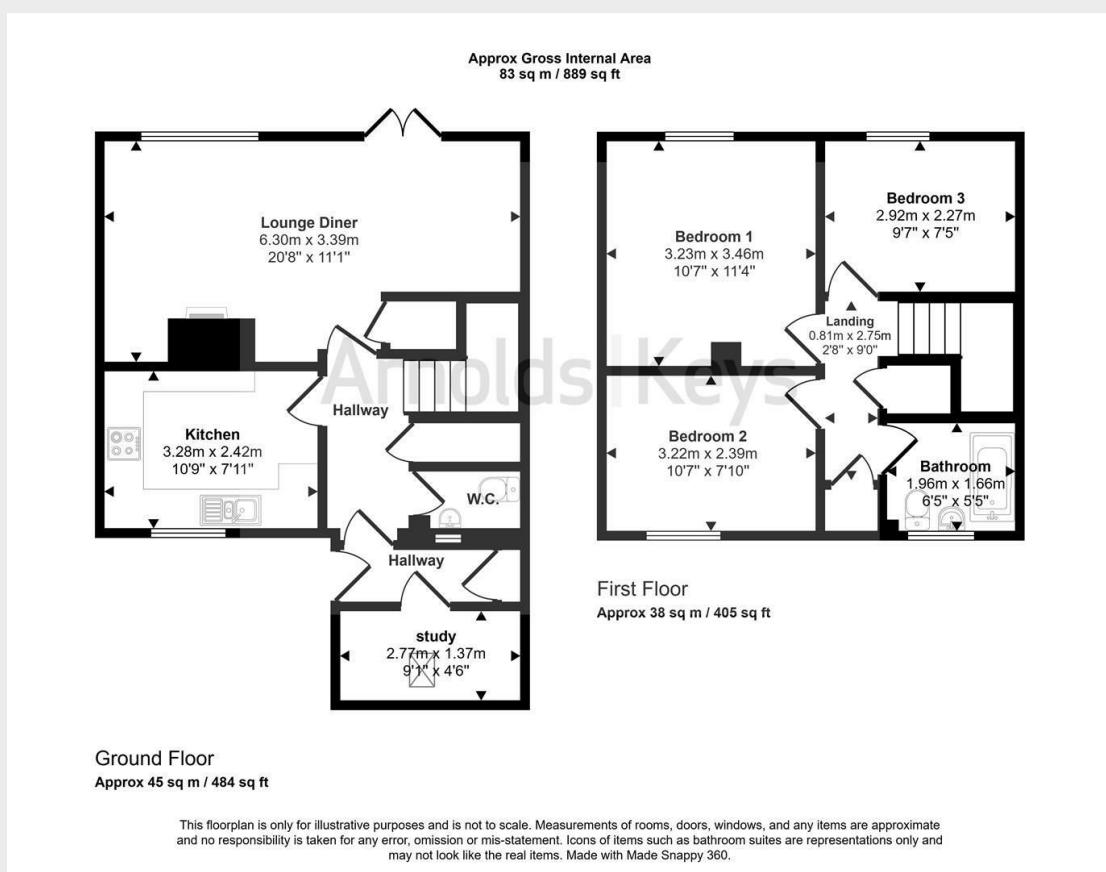


## Viewings

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		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

