



## 46 CROSSDALE STREET

Northrepps, Norfolk, NR27 9LD  
Guide Price £250,000

**BROWN & CO**

## LOCATION

The popular village of Northrepps is a traditional Norfolk village with a primary school, village hall and church. It is a good base from which to explore the surrounding countryside including the coastal town of Cromer and the beautiful north Norfolk coast. The north Norfolk Coast is a short drive away and boasts superb walking, golfing, sailing and bird watching activities.

There are bus and mainline trains from Cromer to the cathedral city of Norwich and onward to Liverpool Street in London. The International Airport in Norwich is easily accessible, and of course, there is the North Norfolk Steam Railway.

## DESCRIPTION

An attractive two bedroom mid terrace brick and flint cottage that has been updated by the current owners. The property briefly comprises, kitchen and living room on the ground floor along with two bedrooms and a bathroom on the first floor. The cottage is approached via a shared shingled driveway leading to ample off road parking to the rear. Steps lead to an outhouse and a rear patio area. The large garden grounds are in good order with a selection of mature trees and shrubs. Beyond lies open farmland. An ideal second home or holiday let investment.

## VIEWING

Viewing strictly by appointment only through the selling agent.



## SPECIFICATION

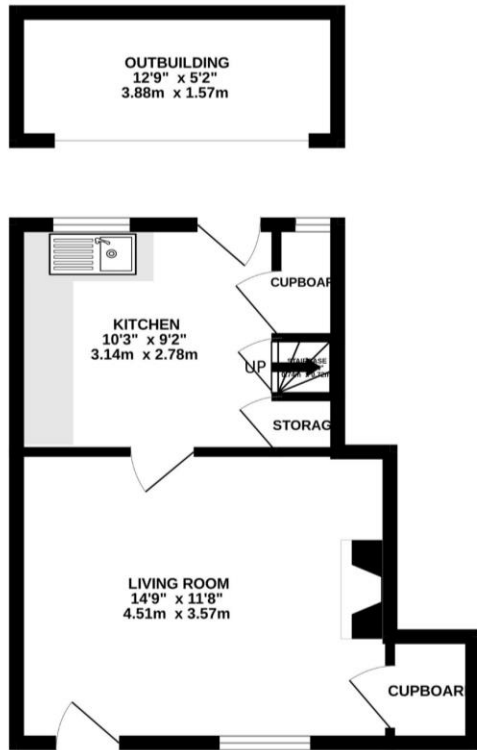
- Attractive Cottage
- Village Location
- Close to North Norfolk Coast
- Updated by the Current Owners
- Kitchen
- Living Room
- Two Bedrooms
- Bathroom
- Ample Off Road Parking
- Large Garden
- Outhouse
- Electric Heating
- No Onward Chain
- Ideal Second Home or Holiday Let Investment.

## ANTI MONEY LAUNDERING LEGISLATION

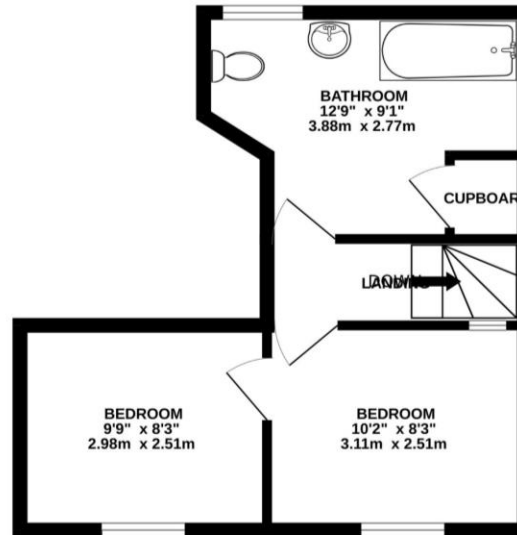
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



GROUND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



46 CROSSDALE STREET, NORTHPROPS

TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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