



LIME KILN CLOSE

Cley, Norfolk, NR25 7UB
Guide Price £300,000

BROWN & CO

LOCATION

Cley is about 1 mile to the east of Blakeney and 4 miles north of Holt, on the main coast road between Wells and Sheringham. In the centre of the village is the famous George Hotel and is passed en route to the landmark Cley Mill on The Quay. The village was an important port in medieval times until the Glaven estuary started to silt up and now only small boats can reach here. Cley is also now renowned for its various food outlets including its smokehouse and delicatessen as well as several eateries. Arts and crafts, books and much more can be added to the natural attractions of this part of the Heritage Coast. The Cley Marshes Visitor Centre at the eastern end of the village is building on the tradition of birdwatching and conservation after this area became the first Wildlife Trust reserve in the country in 1926. This is a Conservation Area within the coastal Area of Outstanding Natural Beauty. Within a short drive are the coastal villages of Morston, Stiffkey and Salthouse.

DESCRIPTION

A three bedroom end terraced house situated in the popular coastal village of Cley. The accommodation briefly comprises; entrance porch, kitchen/dining room, living room and cloakroom on the ground floor, together with three bedrooms and a bathroom on the first floor. The property is tucked away at the top of Lime Kiln Close and benefits from side and rear gardens. The property is offered with no onward chain.

SPECIFICATION

- End Terraced House
- Coastal Location
- Side & Rear Gardens
- Electric Heating
- Double Glazing
- Entrance Porch with Storage Area
- Kitchen/Dining Room
- Living Room
- Cloakroom
- Three Bedrooms
- Bathroom
- Would benefit from some modernisation
- No Onward Chain

AGENTS NOTE

The property is subject to a Rural Area restrictive covenant. For more information, please contact Brown & Co.

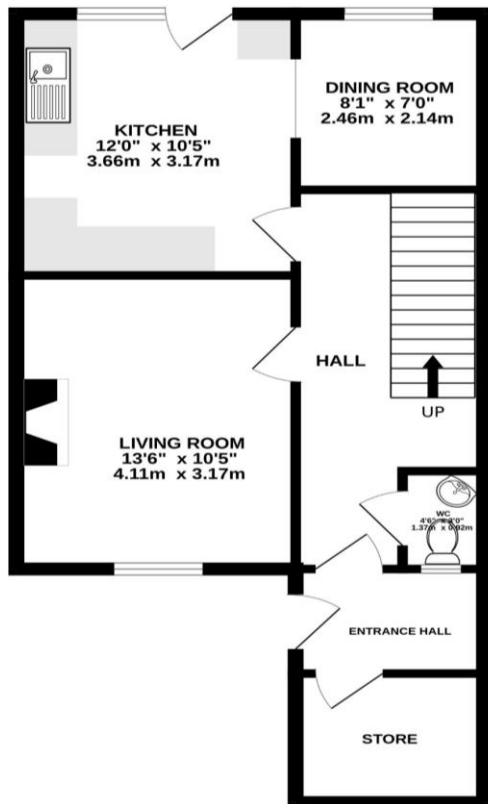
ANTI MONEY LAUNDERING LEGISLATION

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.

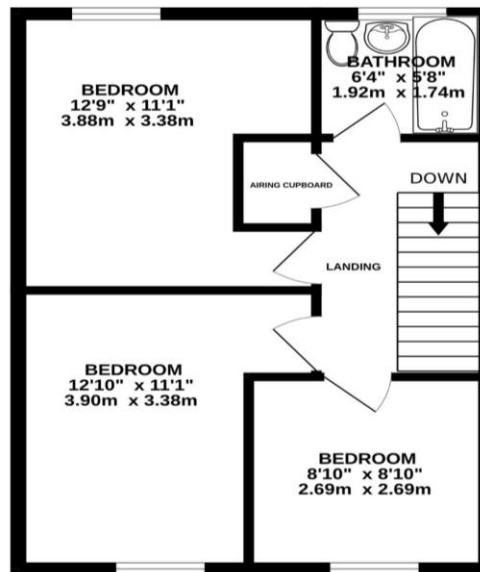




GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



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TOTAL FLOOR AREA : 956 sq.ft. (88.8 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		111 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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