



## BOND STREET , CROMER, NR27 9DA

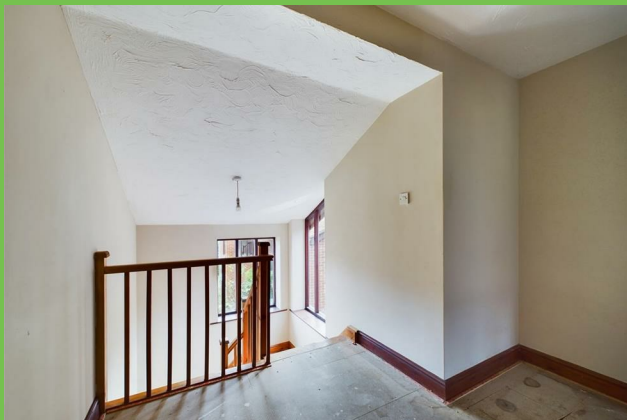
£195,000  
FREEHOLD

This is a rare opportunity to buy a great value for money house in a small development of terrace properties a stones throw from the town centre and stunning beaches Cromer has to offer. The property would make an ideal first time buyers home with some need for updating enabling you to put your own stamp on the property. The house consists of a spacious entrance hall, kitchen - dinning room and spacious lounge. To the first floor there are two double bedrooms and a family bathroom. To the outside there is an allocated parking space.

  
**HENLEYS**  
Residential Sales & Lettings

## BOND STREET

- CHAIN FREE • FANTASTIC OPPORTUNITY • NEW BOILER FITTED WITH 10 YEAR WARRANTY • GREAT FIRST TIME BUYER HOME • CLOSE TO TOWN CENTRE • ALLOCATED PARKING • KITCHEN DINER • LOUNGE • TWO DOUBLE BEDROOMS & FAMILY BATHROOM • VIEWING RECOMMENDED



### Cromer

Cromer is an extremely popular seaside town on the North Norfolk coast, which became a resort in the early 19th century with some of the rich Norfolk banking families making the town their family destination. Facilities include the late Victorian pier, home to the pavilion theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs, along with restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties including Felbrigg and Blickling Halls, together with Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under 2 hours and Norwich International Airport on the northern outskirts of the city now easily accessible with the completion of the northern distributor road. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham 4.5 miles.

### Overview

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### AGENTS NOTE

EPC - Current-66D Potential-83B

COUNCIL TAX BAND - B

GAS CENTRAL HEATING, MAINS WATER & MAINS DRAINAGE

Allocated parking

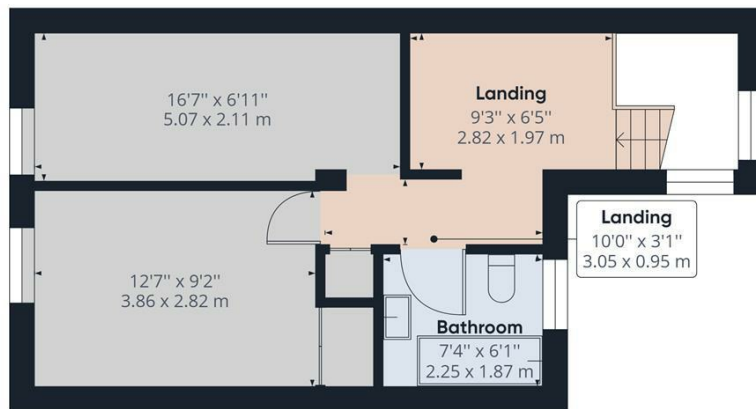


# 19 BOND STREET





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

820.86 ft<sup>2</sup>  
76.26 m<sup>2</sup>

Reduced headroom

27.17 ft<sup>2</sup>  
2.52 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	