



OVERSTRAND ROAD , CROMER, NR27 0AJ

£475,000
FREEHOLD

This truly stunning Edwardian town house lies in a quiet sought after area of the increasingly popular seaside town of Cromer. The property offers flexible accommodation set over three floors. With stunning views over Cromer Cricket ground early viewing is highly recommended. The property is currently being used as a holiday let.


Residential Sales & Lettings

OVERSTRAND ROAD

- Character Edwardian Town House
- Close walking distance to Sea Front
- Stunning Condition Throughout
- Currently used for Holiday Lets
- Four Bedrooms
- Open plan ground floor living space
- Low maintenance enclosed Garden
- Garage and parking
- Sought after location
- Chain Free



OVERVIEW

Cromer, a vibrant predominantly Victorian town is perched on the very edge of the North Norfolk Coast, famous for its wide open beaches, Cromer crabs and traditional pier complete with theatre providing Seaside Special variety shows. Rich in its fishing heritage, Cromer also has a lighthouse and a proud tradition of RNLI service. There is an excellent mix of small independent local shops and a wide variety of cafes, restaurants, pubs and holiday accommodation together with train and bus links to The Broads and Norwich, some 23 miles distant. There is also a hospital, doctors and dental surgery, library and The Royal Cromer Golf Club.

CROMER

Situated on the edge of Cromer Cricket Club is this deceptively spacious four bedroom Edwardian townhouse. Built in 1904 it was originally a private house prior to being used as nurses accommodation before being converted into four dwellings in the 1980's. The property now benefits from large reception room with feature curved bay window, open plan kitchen diner, guest wc, four bedrooms (Master bedroom currently used as second lounge), family bathroom, enclosed rear garden, garage plus additional off street parking for several cars. Internal viewing is highly recommended to full appreciate the accommodation on offer.

HALLWAY

With original front door, radiator, laminate wood floors, door leading to the open plan living space and downstairs wc and stairs to the first floor.

CLOAKROOM

Wash hand basin, WC, built in mirror and radiator.

OPEN PLAN KITCHEN DINER

Kitchen - Sash window to the front, laminate wood floors, wall and base units, sink drainer, part tiled, oven, hob and extractor fan, wooden worktops space for fridge freezer and dishwasher.

Dining Room-Day Room

Stunning original sash windows to the rear and door to the garden and patio. Radiators and laminate wood floors. Door to access hallway.

FIRST FLOOR LANDING

Carpets, doors leading to the Master bedroom (currently being used as an additional lounge), bedroom 2 and stairs to second floor.

LIVING ROOM/ MASTER BEDROOM

Flexible accommodation the lounge has also previously been used as a Master Bedroom. Sash bay windows to the rear, carpets and radiator.

BATHROOM

Sash window to the front, wash hand basin, WC, bath with shower, wall mounted mirror with shaver point and light, radiator, wooden panelling and part tiling.

BEDROOM TWO

Sash window to the front, carpets, radiator and built in cupboard.

SECOND FLOOR LANDING

Carpets, built in shelving and loft access. Doors off to the bedrooms.

BEDROOM THREE

Window to the rear, carpets, storage into the eaves.

BEDROOM FOUR

Window to the front, carpets and radiator.

GARAGE & PARKING

There is a detached garage with up and over door and parking to the front of the property.

GARDEN

Fully enclosed stunning low maintenance rear garden with paving and slate shingle area.

HOLIDAY LET INFORMATION

The property has been registered with NNCC holiday let purpose and has all the necessary requirements to meet safety standards for letting eg fire doors, wired in smoke detectors, fire extinguishers etc. The property is rated as 4 stars by cottages.com and has been fully booked since Easter.

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