



## Church Street Cromer

£950 PCM

A well presented end terraced house situated in Cromer Town Centre. Accommodation set over 3 floors & comprises Kitchen, Spacious Lounge, 3 Bedrooms, Family Bathroom, Cloakroom/WC, Small Courtyard Garden & Integral Garage. Unfurnished & Available NOW. Call Henleys to view.



- End Terraced House • Spacious Lounge • Kitchen • 3 Bedrooms • Family Bathroom & Cloakroom/WC • Small Courtyard Garden

## OVERVIEW

A well presented three bedroom end terraced house tucked away in Cromer's Town Centre. The accommodation is set over three floors and comprises, entrance hall, cloakroom/WC and kitchen/diner to the ground floor, three bedrooms and the family bathroom to the first floor and a spacious lounge to the second floor. This property also benefits from an integral garage provided off road parking which is a rarity in the Town Centre. Available unfurnished Mid June 2024. Call Henleys to arrange your viewing.

## ENTRANCE HALL

uPVC double glazed entrance door, double doors to Cloakroom, door to Kitchen and stairs rising to the first floor.

## CLOAKROOM/WC

White close coupled WC, wash hand basin, tiled flooring.

## KITCHEN/DINER

Range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for washing machine, inset gas hob with extractor hood over, built in electric oven, wall mounted gas fired boiler, wall mounted gas fired radiator, tiled splash backs, tiled flooring, ceiling inset spotlights, uPVC double glazed sliding door to small courtyard.

## STAIRS AND LANDING

Stairs rising from the ground floor, doors to Bedrooms 1, 2, 3 and Bathroom, stairs rising to the second floor.

## BEDROOM 1

uPVC double glazed window to the rear aspect, wall mounted gas fired radiator, TV aerial point, carpeted flooring, coving to the ceiling.

## BEDROOM 2

uPVC double glazed window to the front aspect, wall mounted gas fired radiator, carpeted flooring, coving to the ceiling.

## BEDROOM 3

uPVC double glazed window to the rear aspect, wall mounted gas fired radiator, carpeted flooring, coving to the ceiling.

## FAMILY BATHROOM

White suite comprising panel sided bath with shower over, pedestal wash hand basin, close coupled dual flush WC, wall mounted gas fired radiator, extractor fan, tiled splash backs, wood effect flooring.

## STAIRS

uPVC double glazed window to the front aspect, carpeted flooring, stairs rising from the first floor, open into Lounge.

## LOUNGE

uPVC double glazed window to the front aspect, two velux windows to the rear aspect, two wall mounted gas fired radiators, TV aerial point, Sky TV point, door to eaves storage, hatch to loft space, carpeted flooring.

## INTEGRAL GARAGE

With up and over garage door, brick weave parking area leading into a narrower storage area and open to small courtyard, power and light connected.

## OUTSIDE

To the front of the property is a brick weave communal courtyard with an automated gate leading via vehicular access to Church Street.

To the rear of the property is a small enclosed courtyard garden.



• Integral Garage • Unfurnished • Available NOW • Call Henleys to view

Please note there is no parking in the communal courtyard. Any unauthorised vehicles parked within this area will automatically receive a parking charge notice.

#### LOCATION

This property can be found within the Sea Mews development tucked away behind Cromer Tandoori. There is both pedestrian and vehicular access beside the restaurant. There is an additional pedestrian access from Mount Street via a coded gate.

#### RESTRICTIONS

Tenants who smoke cannot be considered for a tenancy at this property. Pets not permitted.

#### UTILITIES

Mains electric, gas, water and sewerage connected.

#### MOBILE & BROADBAND COVERAGE

Superfast broadband available. Very good mobile service indoors and outdoors. For more information on networks and providers please visit <https://checker.ofcom.org.uk/>.

#### TENURE

The initial tenancy will be for a minimum term of 12 months at present we are unable to guarantee an extension after this time.

#### FEES AND DEPOSITS

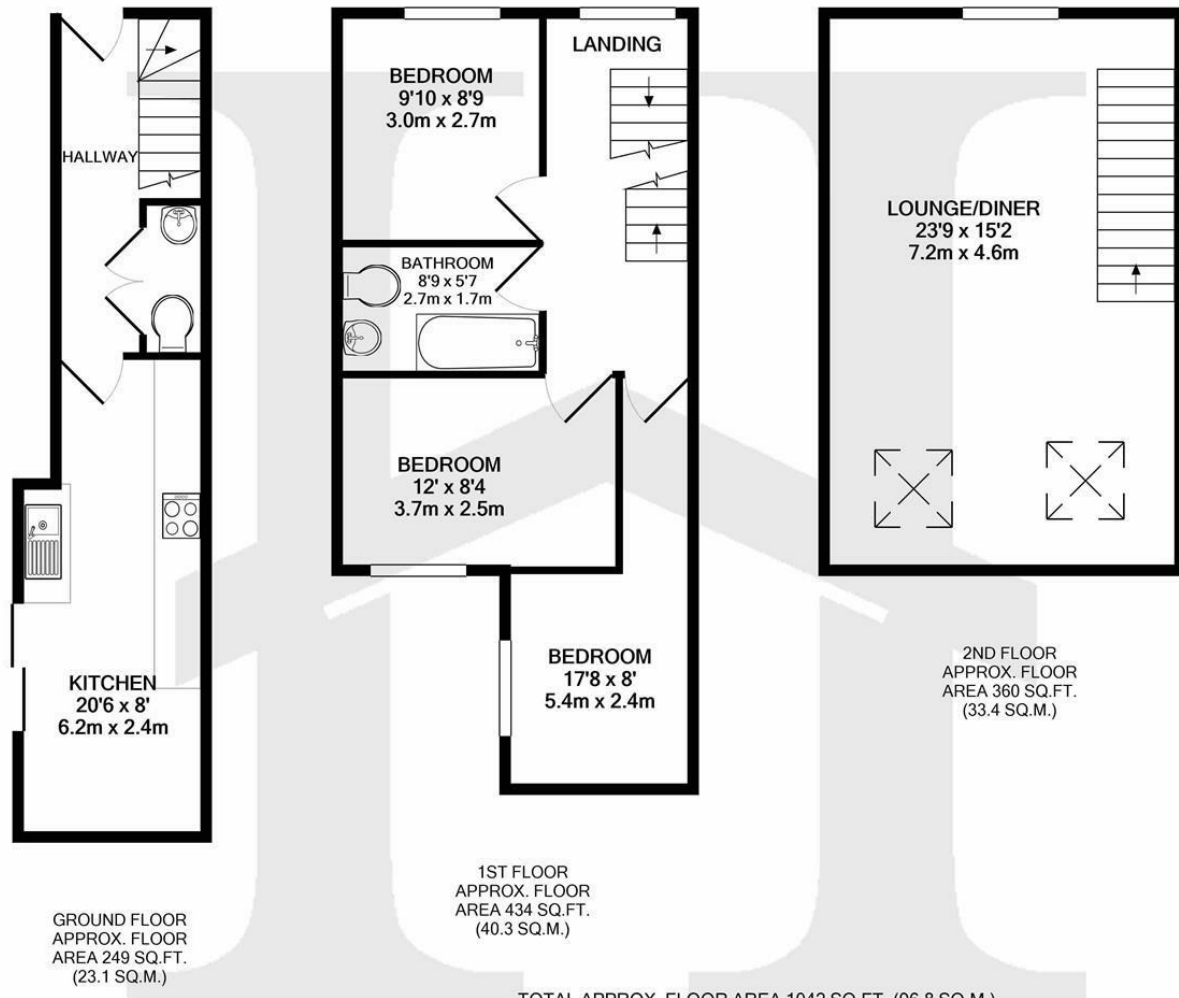
Henleys act as an introductory only agent for this property and all referencing will be conducted via the landlords direct. Any interested parties will be require to pay 1 weeks rent as a holding deposit whilst referencing is undertaken.

Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask

for your co-operation in order that there will be no delay in agreeing a tenancy.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements