



## HOLT ROAD CROMER, NR27 9EB

£250,000  
FREEHOLD

\*\*\*MODERNISATION REQUIRED\*\*\*

This detached bungalow whilst in need of modernisation is a great find. The property is set back from the road with parking and garage. Currently the property has two large reception rooms, three bedrooms, family bathroom, kitchen, cloakroom and fully enclosed garden to the rear,

  
**HENLEYS**  
Residential Sales & Lettings

# HOLT ROAD

- BRILLIANT OPPORTUNITY • GOOD FOR MODERSATION • THREE BEDROOM • FAMILY BATHROOM • TWO RECEPTION ROOMS • PARKING & GARAGE • GREAT LOCATION • CLOSE TO SUPERMARKET & TRAIN STATION • CLOSE TO BEACH • VIEWING RECOMMEDED



## Overview

\*\*\*MODERNISATION REQUIRED\*\*\*

This detached bungalow whilst in need of modernisation is a great find. The property is set back from the road with parking and garage. Currently the property has two large reception rooms, three bedrooms, family bathroom, kitchen, cloakroom and fully enclosed garden to the rear,

## Entrance Hall

uPVC door to the front of the property and doors to all rooms.

## Kitchen

Window to the side elevation

## Dining Room

Window to the rear elevation.

## Lounge

Window and door to the rear elevation.

## Bedroom One

Window to the front elevation.

## Bedroom Two

Window to the front elevation.

## Bedroom Three

Window to the side elevation

## Bathroom

Window to the side elevation.

## Outside

Fully enclosed garden to the rear with parking and garage to the front.

## Parking

To the front of the plot sits a garage in need of repair or replacement.

## Services

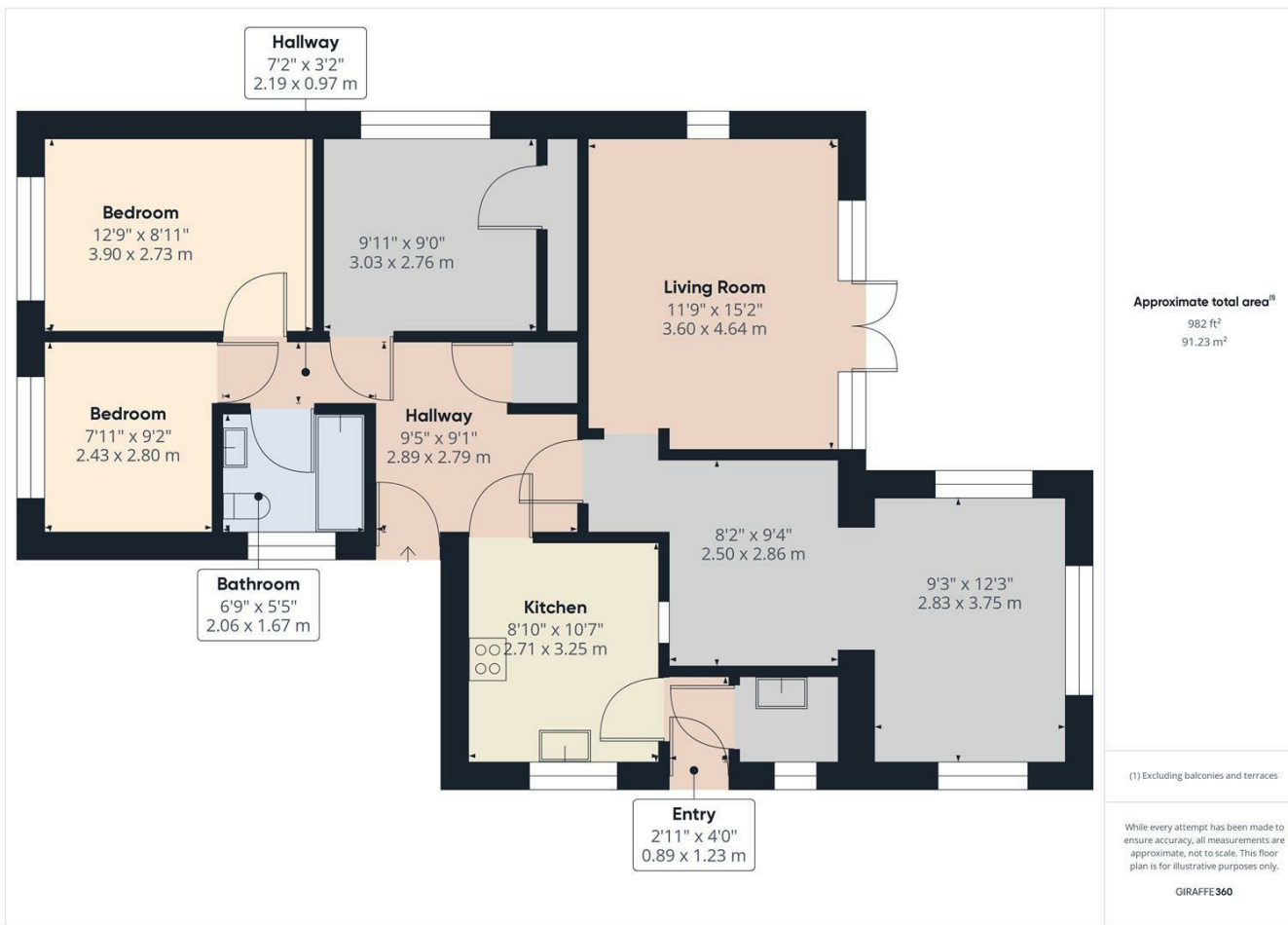
Council Tax Band C

The property is connected to mains drainage, water, gas and electric.

EPC TBC

11 HOLT ROAD





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

**HENLEYS**  
Residential Sales & Lettings

15 West Street  
Cromer  
Norfolk  
NR27 9HZ

01263 511111  
cromer@henleysea.co.uk  
www.henleysea.co.uk

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