



COLNE ROAD CROMER, NR27 9DP

£315,000
FREEHOLD

This beautiful period end-terraced house lies in a highly sought after area of Cromer within a stones throw of the town centre with all its amenities and the stunning beaches and pier. The property consists of entrance Hall, Lounge/Dining Room and Kitchen to the ground floor, while upstairs has 2 Bedrooms (Main with En-Suite) and separate Bathroom. Outside offers 2 allocated off-road parking spaces and front garden.


HENLEYS
Residential Sales & Lettings

COLNE ROAD

- Chain free
- Period property
- End terrace
- Highly sought after location
- Large lounge - diner
- Fitted kitchen
- Two double bedrooms
- Family bathroom
- Garden to the front & allocated parking
- Viewing highly 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 some 4.5 miles

Overview

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beaches and pier. The property consists of entrance Hall, Lounge/Dining Room and Kitchen to the ground floor, while upstairs has 2 Bedrooms (Main with En-Suite) and separate Bathroom. Outside offers 2 allocated off-road parking spaces and front garden.

Entrance hall

Front door of the property leads you in with stairs to first floor & under stairs cupboard, pamment flooring and doors leading to Kitchen & Lounge/Dining Room.

Kitchen

Fitted with a range of wall & base units, work surface over with sink, double gas cooker & space for white goods. Pamment flooring & rear aspect double glazed window.

Lounge-Diner

Gas fire inset to brick fireplace, high ceilings, exposed beams, carpeted flooring and front & rear aspect double glazed windows.

Landing

Built-in cupboard and doors to Bedrooms & Bathroom.

Bedroom

Built-in wardrobe, carpeted flooring & rear aspect double glazed window

En Suite

Suite comprising WC, wash basin & shower cubicle. Vinyl floor & heated towel rail.

Bedroom

Built-in wardrobe, carpeted flooring & rear aspect double glazed window.

Bathroom

Suite comprising WC, wash basin & bath with shower over. Vinyl flooring, heated towel rail & front aspect double glazed window.

Outside

The front of the property is mostly lawn with a shrub & bush border, there is a shed to the side for storage. The property also benefits from access to a separate grounds area with sheds & washing lines exclusively for Colne House residents. There is one allocated off-road parking spaces.

Agents note

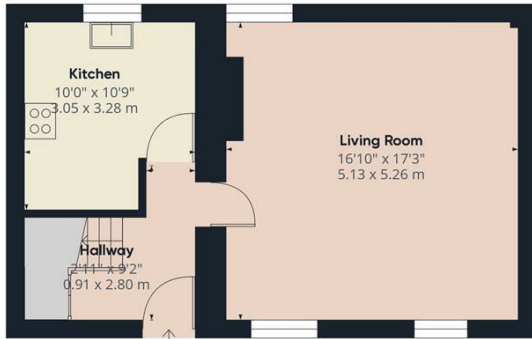
Council tax band - C

EPC - Current 61D Potential 86B

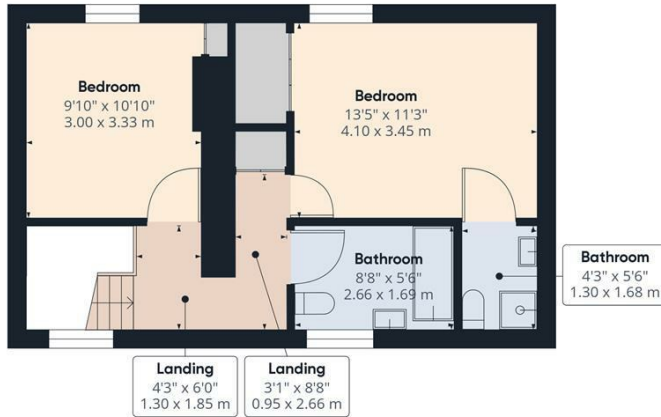
Mains - Water, Drainage, Gas

1 COLNE HOUSE COLNE ROAD





Ground Floor



Floor 1

Approximate total area^①
880.6 ft²
81.81 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	