



CHURCH STREET

CROMER, NR27 9FD

£240,000
FREEHOLD

This beautifully maintained two bedroom end terrace house comprises of a spacious living/dining area leading onto the kitchen, a downstairs WC, the aforementioned two bedrooms and a family bathroom. With an enclosed courtyard AND a low maintenance front garden, this house is ideal for relaxing or entertaining and would suit a multitude of different buyers from a couple to a growing family.

Call Henleys to arrange a viewing

HENLEYS
Residential Sales & Lettings

CHURCH STREET

- End Terraced

House • Lounge • Kitchen • Two
Bedrooms • Bathroom • Allocated Off Road
Parking • Courtyard Garden • Call Henleys to
view • Walking distance to beach • Fantastic
location for the beach



Cromer

As featured in The Times "Cromer has been voted number 2 hotspot to invest in the country"

Cromer Pier has been voted pier of the year.

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.

The area boasts two prestigious golf courses, Sheringham (voted in the top 100 golf courses) and Royal Cromer.

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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ENTRANCE HALL

Telephone point, carpeted flooring, doors to Lounge and Cloakroom, stairs rising to the first floor.

LOUNGE

Two uPVC double glazed sliding doors to the rear aspect opening into the courtyard garden, wall mounted gas fired radiators, Sky TV point, carpeted flooring, open to Kitchen.

KITCHEN

uPVC double glazed window to the front aspect, range of base and wall mounted units set beneath work surfaces, inset stainless steel one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, inset gas hob with

stainless steel chimney style extractor hood over, built in electric oven, wall mounted gas fired boiler, wall mounted gas fired radiator, ceiling inset spotlights, under cabinet lighting, tiled splash backs, tiled flooring, open to Lounge.

CLOAKROOM

Low level dual flush WC, wash hand basin, tiled splash backs, tiled flooring.

STAIRS AND LANDING

Stairs rising from the ground floor, uPVC double glazed window to the front aspect, carpeted flooring, hatch to loft space, coving to the ceiling, doors to Bedrooms 1, 2 and Bathroom.

BEDROOM 1

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

BEDROOM 2

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

BATHROOM

Obscure uPVC double glazed window to the rear aspect, bath with shower over, pedestal wash hand basin, low level dual flush WC, wall mounted gas fired radiator, shaver point, extractor fan, tiled splash backs, wood effect flooring.

OUTSIDE

To the front of the property is a walled shingled garden with pathway leading to the front door. To the rear of the property is a small enclosed patio area.

There is also one allocated off road parking space. This is marked and accessed via an archway in Mount Street with a locked pedestrian gate to the property.

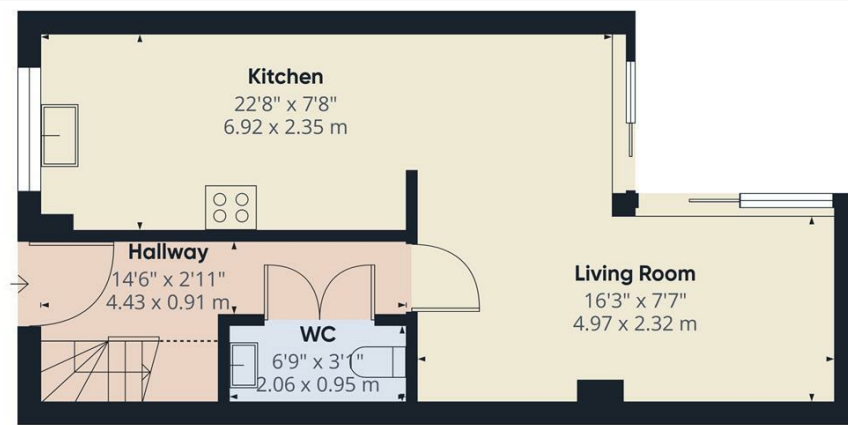
Investment Opportunity

The property is currently tenanted so is already generating income.

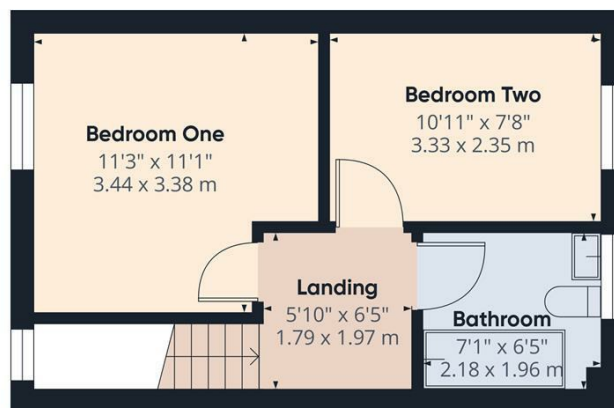
Based on the price of £240,000 the current gross yield works out at 4%. This is a fantastic opportunity for an investor to hit the ground running with income on the property.

CHURCH STREET





Ground Floor



Floor 1

Approximate total area⁽¹⁾
674 ft²
62.7 m²

Reduced headroom
8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	