



MOUNT STREET

CROMER, NR27 9DB

£145,000
FREEHOLD

*** PLEASE NOTE THIS PROPERTY IS BEING SOLD AS PART OF A PAIR WITH 10A MOUNT STREET***

This three bedroom terraced house in the centre of Cromer, comprises of a kitchen/diner leading into a well proportioned living room, three spacious bedrooms and a family bathroom. The property also comes with off road parking for one vehicle.

This terraced property on Mount Street in Cromer would make a perfect family home with schools, doctors, town centre and beach all in close proximity. Call Henleys to arrange a viewing.

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Residential Sales & Lettings

MOUNT STREET

- ** FANTASTIC INVESTMENT OPPORTUNITY

- ** • Three Bedrooms • Off Road Parking • Mid Terraced House • Family Bathroom • Living Room • Gas Central Heating • Kitchen/Diner • Call Henleys to view



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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a family bathroom. The property also comes with off road parking for one vehicle.

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Living Area

Wooden window to the front aspect, wall mounted gas fired radiator, wood effect flooring, TV aerial Point, telephone point, open to Kitchen/Diner.

Kitchen/Diner

Double glazed window to the rear aspect, range of base and wall mounted units set beneath granite effect laminate work surfaces, inset stainless steel one and a half bowl sink and drainer unit with mixer tap over, inset hob with extractor hood over, built in electric oven, tiled splash backs, tiled flooring, space and plumbing for washing machine, space for freestanding fridge/freezer, stairs rising to the first floor, door to rear parking area.

Landing

Stairs to first floor landing, ceiling mounted lighting, carpeted floor and doors to family bathroom and bedrooms one, two and three.

Bedroom One

Window to front aspect, wall mounted radiator, hanging pendant light and carpeted floor.

Bedroom Two

Window to front aspect, wall mounted radiator, hanging pendant light and carpeted floor.

Bedroom Three

Window to rear aspect, wall mounted radiator, hanging pendant light and carpeted floor.

Family Bathroom

Window to rear aspect, wall mounted boiler, pedestal basin, wall mounted mirrored cabinet, close coupled dual flush WC, bath with grab handles, rainfall shower head with wall controls and glass shower screen, tiled splashbacks and carpeted floor.

Outside

To the rear of the property is a brick weave parking area with off road parking for one car.

Utilities

Mains electricity, gas, water and sewerage.

Mobile & Broadband Coverage

Good mobile signal indoors and outdoors. Superfast broadband available. For full information on networks and providers please visit <https://checker.ofcom.org.uk/>

Investment Opportunity

The property is currently tenanted so is already generating income.

Based on the price of £145,000 the current gross yield works out at 5.5%. This is a fantastic opportunity for an

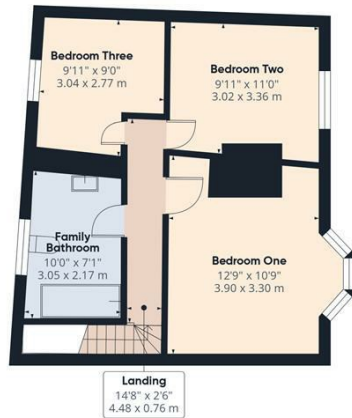
investor to hit the ground running with income on the property.

10 MOUNT STREET





Ground Floor



Floor 1

Approximate total area^m

709 ft²
65.7 m²

Reduced headroom

5 ft²
0.4 m²

(1) Excluding balconies and terraces

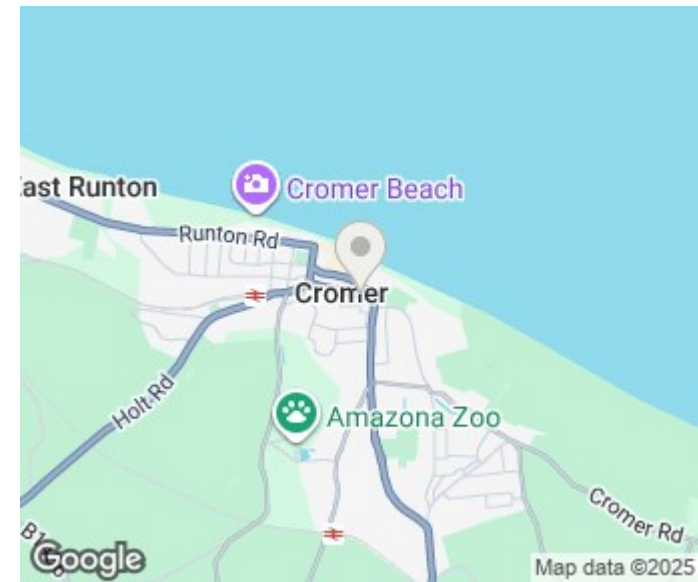
Reduced headroom

Below 5 ft/1.5 m

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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	