



HARTINGTON ROAD CROMER, NR27 0EJ

**£185,000
FREEHOLD**

NO CHAIN. A two bedroom cottage tucked away on the outskirts of Cromer Comprising Newly fitted Kitchen/Diner, Lounge, Two Bedrooms, Bathroom, Small Courtyard Garden & Communal Courtyard. Call Henleys to view.

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ESTATE AGENCY SIMPLIFIED

HARTINGTON ROAD

- NO CHAIN • Terraced
- Cottage • Lounge • Newly Fitted Kitchen/Diner • Two Bedrooms • Bathroom • Gas Central Heating • Redecorated Throughout, & New Windows to the Front • Small Courtyard Garden & Communal Courtyard • Call Henleys to view



OVERVIEW

Situated ideally for local schools, shops and public transport links, is this delightful mews 2 bed cottage with its own courtyard garden. The property is being sold with no upward chain so you could move straight in!

FIRST IMPRESSIONS

The cottage sits within a small complex of similar properties. It is accessed off Hartington Road via a communal courtyard which serves all the properties.

KITCHEN

Split stable entrance door, windows to front, shaker style wall and base units set beneath laminate effect work surfaces, inset stainless steel sink and drainer unit, wall mounted gas fired boiler, space for electric cooker, space for under counter fridge, plumbing for washing machine. Part tile effect and part carpet flooring, wall mounted radiator, door to the lounge. The kitchen is currently in the process of being replaced and details will be updating accordingly once the works are complete.

LOUNGE

uPVC double glazed bay window to rear aspect, fireplace with electric heater, wall mounted radiator, carpeted flooring, uPVC double glazed door to the rear aspect, staircase leading to first floor.

BEDROOM ONE

uPVC double glazed bay window to rear aspect, wall mounted radiator, carpeted flooring.

BEDROOM TWO

Dormer window to front aspect, wall mounted radiator, carpeted flooring.

BATHROOM

Obscure window to front aspect, white panel sided bath, low level WC, pedestal wash basin, tiled effect flooring, tiled splash backs.

OUTSIDE

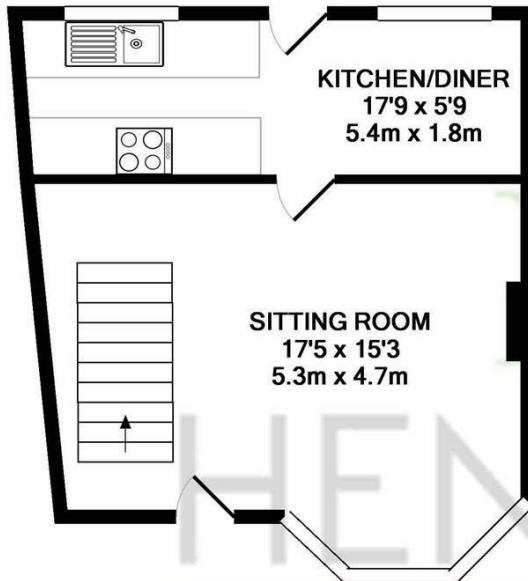
To the rear of the property is a small courtyard garden with high level rockery style garden. Please note the rear garden does have access through to the adjoining property.

Agents Note

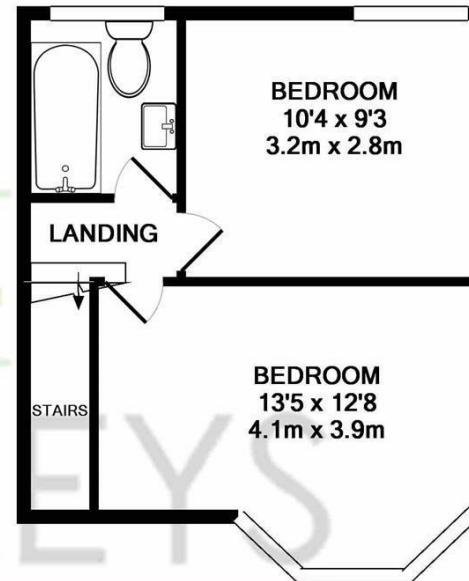
Please note the house has been redecorated throughout, the front windows are in the process of being replaced as is the kitchen. Details and photos will be updated accordingly once the works are complete.

HARTINGTON ROAD



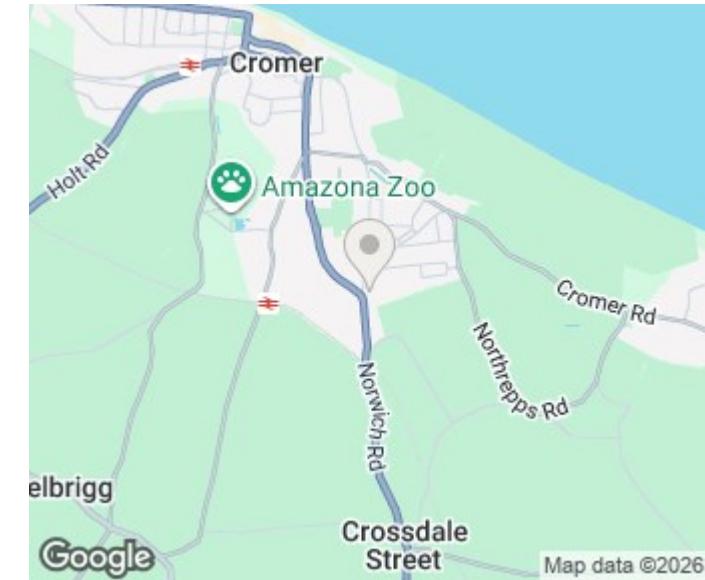


GROUND FLOOR



1ST FLOOR

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		
(81-91)	B		87
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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