

# Arnolds | Keys



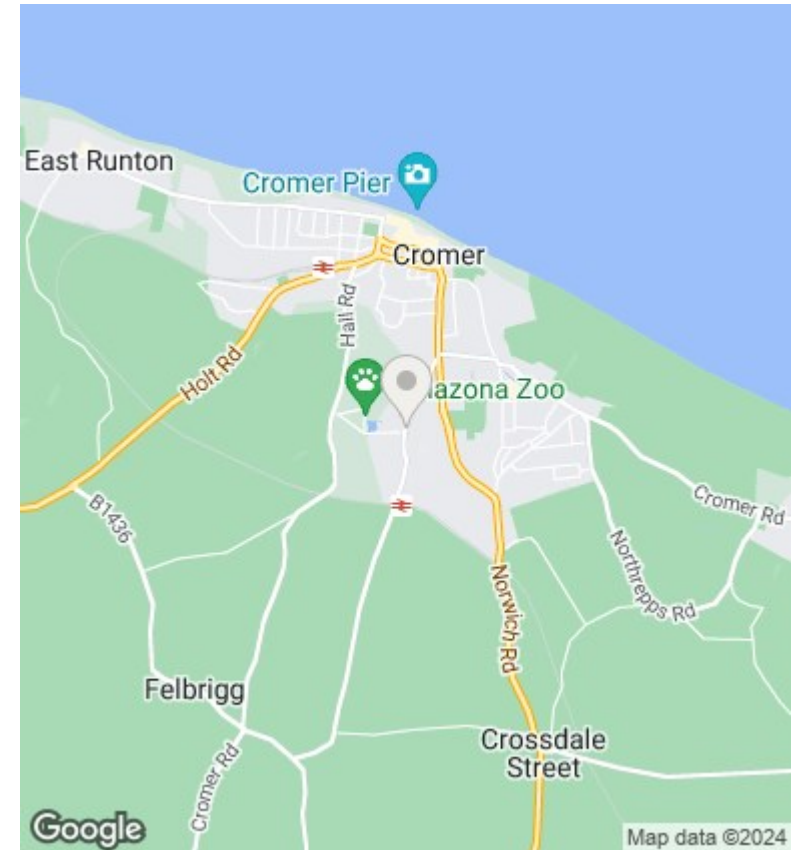
## 44 Roughton Road, Cromer, Norfolk, NR27 0HH

£1,250 Per Calendar Month

- Well Presented & Attractive Semi Detached House
- Lounge With Direct Access To Rear Garden
- Gas Central Heating & UPVC Double Glazing
- Short Distance From Town Centre & Sea Front
- 3 DOUBLE Bedrooms
- Spacious Kitchen / Diner With Appliances
- Delightful Landscaped and Private Rear Garden
- Ensuite and Family Bathroom
- Utility & Cloakroom
- Garage & Additional Parking For 2 Cars



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Directions

## Viewings

Viewings by arrangement only. Call 01603 216812 to make an appointment.

## Council Tax Band

D

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(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	