MOUNT STREET

, CROMER, NR27 9DB

£145,000

FREEHOLD

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

This two bedroom terraced house in the centre of Cromer is now on the market and comprises of a kitchen/diner, cosy and homely living room, downstairs WC, two spacious bedrooms and a shower room. 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 or an ideal, central to Cromer getaway after a working week.

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ESTATE AGENCY SIMPLIFIED

MOUNT STREET

• ** FANTASTIC INVESTMENT OPPORTUNITY ** • Mid Terraced House • Living Room • Kitchen/Diner • Two Bedrooms • Shower Room • Downstairs WC • Off Road Parking • Gas Central Heating • 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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Living Room

Wooden entrance door, wooden single glazed sash window to the front aspect, wall mounted gas fired radiator, wood effect laminate flooring, TV aerial Point, SKY TV point, telephone point, open to Kitchen/Diner.

Kitchen/Diner

Double glazed wooden framed sash window to the rear aspect, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel one and a half bowl sink and drainer unit with mixer tap over, space for under counter fridge, inset electric hob with extractor hood over, built in electric oven, wall mounted gas fired radiator, wall mounted gas fired boiler, telephone point, tiled splash backs, tiled flooring, door to under stairs storage cupboard with plumbing for washing machine, door to WC, stairs rising to the first floor, door to rear parking area.

WC
White close couple dual flush WC, white wall mounted wash hand basin, tiled splash backs, tiled flooring, extractor fan.

Stairs & Landing
Stairs rising from the ground floor, wall mounted gas fired radiator, fitted carpet, doors to Bedrooms 1, 2 and Shower Room.

Bedroom One
Double bedroom with two single glazed wooden framed sash windows to the front aspect, wall mounted gas fired radiator, TV point, carpeted flooring.

Bedroom Two
Single bedroom with two single glazed wooden framed sash windows to the rear aspect, wall mounted gas fired radiator, hatch to loft space, carpeted flooring.

Shower Room
Shower cubical with wall mounted thermostatic shower, white pedestal wash hand basin, white close coupled dual flush WC, wall mounted gas fired radiator, tiled splash backs, tiled flooring, extractor fan.

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

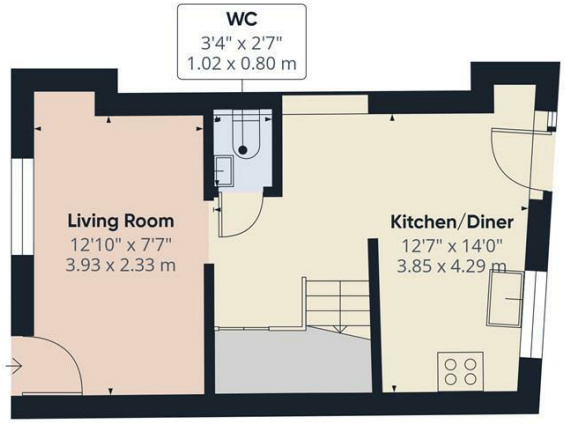
Utilities
Mains electricity, gas, water and sewerage.

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/.

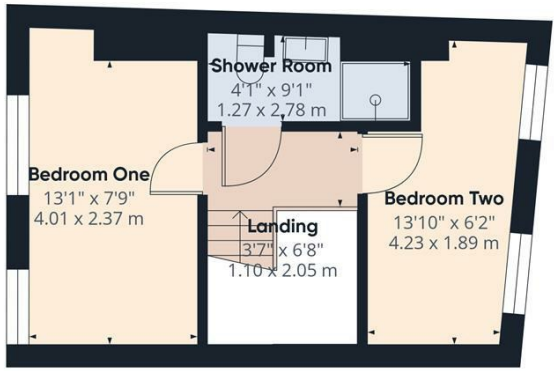
Investment Opportunity
The property is currently tenanted so is already generating income.

Based on the price of £145,000 the current gross yield works out at 6.8%. This is a fantastic opportunity for an investor to hit the ground running with income on the property.

10A MOUNT STREET



Ground Floor



Floor 1

Approximate total area(1)

534 ft²

49.6 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.

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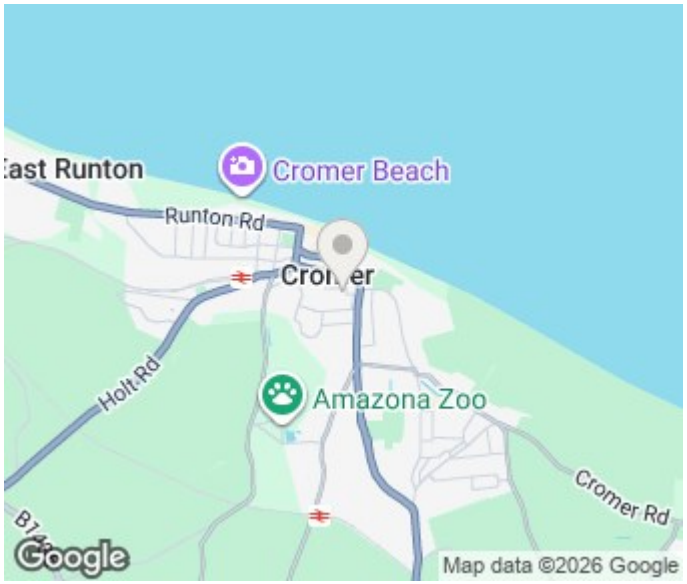

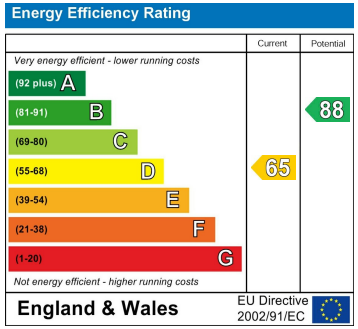

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