

CABBELL ROAD , CROMER, NR27 9HX

£325,000
FREEHOLD

This traditional style nine bedroom townhouse would make an excellent renovation project right in the heart of the coastal town of Cromer. Just a ONE minute walk from the front door to the town and a TWO minute walk to Cromer Pier/Promenade/Beach, this property has great potential to be a spacious family home or a project to make a coastal bolthole. This property also boasts a parking space to the rear, a real valuable commodity so close to the town centre. A low maintenance garden area and traditionally tiled porch front with a timber stained glass door.

This property has seen to appreciate its true traditional features and the potential it has. Call Henleys today to book a viewing.

henleys
ESTATE AGENCY SIMPLIFIED

CABELL ROAD

- ** CHAIN FREE ** • ** EXCELLENT RENOVATION OPPORTUNITY ** • Nine Bedroom • Spacious Living Room • Traditional Features • Front Balcony • Call Henleys to arrange a viewing • Close to beach and town centre • Close to shops and transport links • Cromer mentioned in The Times and American Vogue



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 Norwich banking families making the town their family destination. Facilities include the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties include Felbrigg and Blicking Halls, 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 two hours and the Norwich International Airport on the northern outskirts of the city. 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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the heart of the coastal town of Cromer. Just a ONE minute walk from the front door to the town and a TWO minute walk to Cromer Pier/Promenade/Beach, this property has great potential to be a spacious family home or a project to make a coastal bolthole. This property also boasts a parking space to the rear, a real valuable commodity so close to the town centre. A low maintenance garden area and traditionally tiled porch front with a timber stained glass door.

The property comprises:

Ground Floor:

Two Reception Rooms,
Dining Room
Kitchen
WC
Hallway

First Floor:

Living Room
Bedroom One
Bedroom Two
Bedroom Three
Bathroom
Landing

Second Floor:

Bedroom Four

Bedroom Five
Bedroom Six
Bedroom Seven
WC
Landing

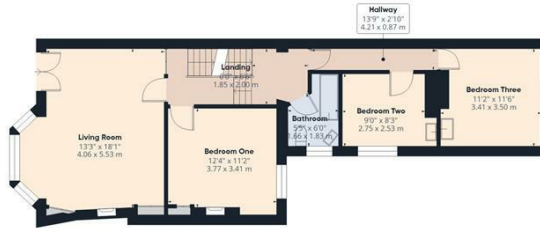
Third Floor:
Bedroom Eight
Bedroom Nine

39 CABELL ROAD

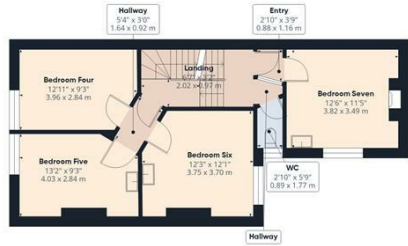




Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area^①

2485 ft²
230.9 m²

Reduced headroom

45 ft²
4.2 m²

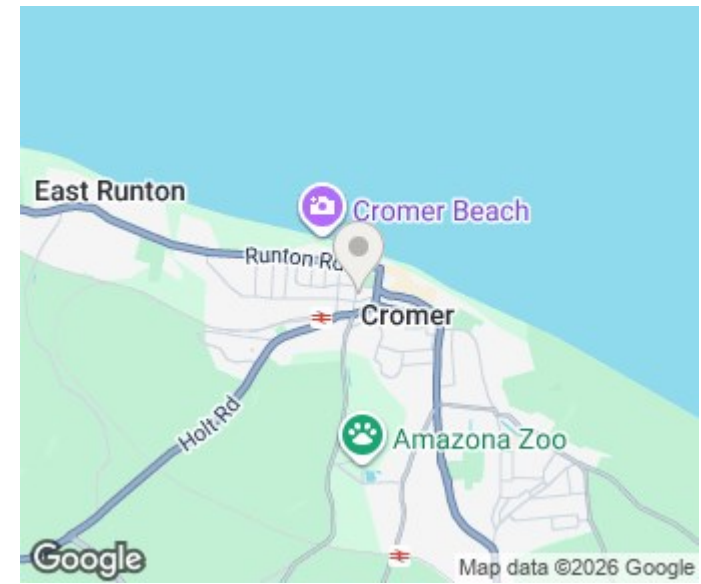
(1) Excluding balconies and terraces

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			
(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	

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