



Bracken Avenue, Overstrand Cromer NR27 0NZ


**william
h brown**

welcome to

Bracken Avenue, Overstrand Cromer

***** NO ONWARD CHAIN *****

William H Brown are pleased to offer this Two Bedroom Semi-detached Bungalow set down a cul-de-sac location Overstrand. Call us now to book your viewing.



Overstrand is an unspoilt North Norfolk coastal village, situated on a cliff-top overlooking fine dog-friendly and sandy beaches. The village grew up around its fishing industry, and a few fishing boats are still based here. The beauty of Overstrand did not go unnoticed however, leading to its nickname as "the village of millionaires". The village has a number of amenities such as a post office/local shop, pub, hotel, family campsite, school, Belfry Centre - which has a number of groups such as music appreciation group, art group, cafe and local fresh lobsters and crabs for sale.

The property consists of entrance hall, living room, kitchen, two bedrooms, conservatory and bathroom. The outside offers driveway, garage and front & rear gardens

Entrance Hall

Wall mounted radiator, two fitted cupboards, Worcester boiler, loft hatch

Living Room

15' 7" x 13' 4" max (4.75m x 4.06m max)
Dual aspect double glazed window, wall mounted radiator, electric fire, carpeted flooring

Kitchen

11' 6" x 9' 5" (3.51m x 2.87m)
Wooden cupboards with marble effect work surfaces over top, double glazed window, wall mounted radiator, pantry cupboard, door to conservatory

Conservatory

8' 6" x 8' 7" (2.59m x 2.62m)
Door off kitchen, laminate flooring, door to garden

Bedroom 1

12' 7" x 8' 8" (3.84m x 2.64m)
Integrated wardrobes, double glazed window, wall mounted radiator, carpeted flooring

Bedroom 2

12' 3" x 8' 10" (3.73m x 2.69m)
Integrated wardrobes, double glazed window, wall mounted radiator, carpeted flooring

Bathroom

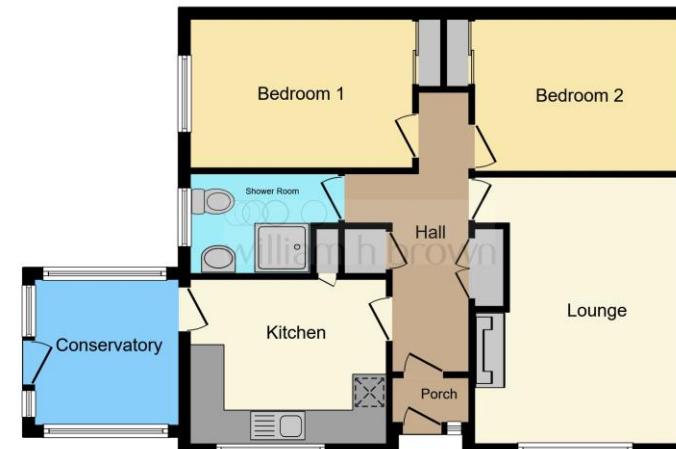
Walk in shower, WC, hand wash basin, double glazed window, wall mounted radiator, vinyl flooring

Outside

Front of the property benefits from a driveway and garage. The rear of the property is made up of lawn, mature shrubs & plants, laid patio and a greenhouse. The garden itself is private and non overlooked

Agent's Note

The sale of this property is subject to Grant of Probate. Probate has now been granted.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Bracken Avenue, Overstrand Cromer

- NO ONWARD CHAIN
- Two bedroom Semi Detached Bungalow
- Cul de sac location
- Village of Overstrand
- Potential to put own stamp on

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£270,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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