



**Bracken Avenue, Overstrand Cromer NR27 0NZ**

**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**

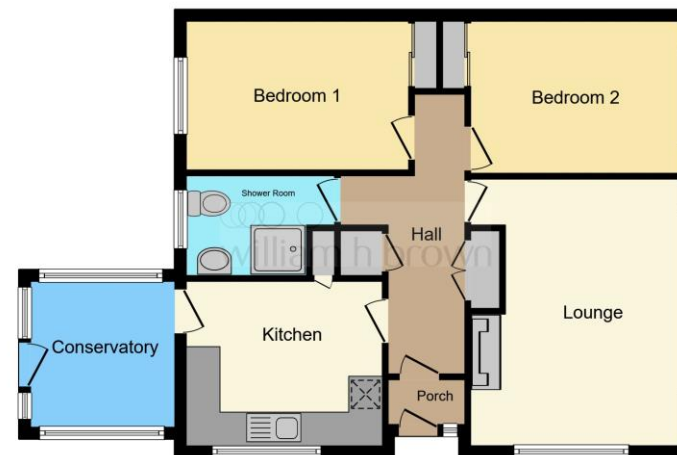
Walk in shower, WC, hand wash basin, double glazed window, wall mounted radiator, vinyl flooring

#### **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](http://www.focalagent.com)



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## **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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM107958 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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