henleys

ESTATE AGENCY SIMPLIFIED

7 SALISBURY ROAD

Cromer, NR27 0BW

Guide Price £259,995

Freehold

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- Three-bedroom detached house
- Approximately 1,027 sq. ft.
- Separate sitting room
- Spacious kitchen/diner
- Family bathroom
- Enclosed rear garden
- Driveway & single garage
- Established residential location
- Convenient for Cromer town centre & seafront
- Excellent scope for updating & personalisation

Set on Salisbury Road, a well-established residential street in Cromer, this traditional detached home enjoys a convenient position within easy reach of the town's everyday amenities, independent shops, cafés & restaurants, with the seafront & beach also readily accessible. Cromer's station provides rail connections towards Norwich and Sheringham, while the North Norfolk coast & surrounding countryside offer an enviable choice of walks & outdoor pursuits.

Inside, the property offers approximately 1,027 sq. ft. of accommodation arranged over two floors. The ground floor comprises an entrance hall, a separate sitting room & a particularly generous kitchen/diner, while upstairs are three bedrooms, a family bathroom & landing. The accommodation is light & well proportioned, with large windows drawing in plenty of natural light, & the property presents an appealing opportunity for a new owner to update and personalise the interiors to their own taste.

Outside, the house is approached via a front garden & driveway providing access to the single garage, while the enclosed rear garden offers a good degree of privacy & useful lawned space bordered by established planting. The garden provides plenty of scope for entertaining, gardening or simply enjoying the sunshine, completing a home with excellent potential in a popular coastal town. A well-located Cromer home with space, a garden & plenty of opportunity to make it your own.

Services connected: Mains water, electricity, gas & drainage.

Council Tax: Band C.

Energy Efficiency Rating: D.

Tenure: Freehold.

Location: What3words – ///rave.winters.baseless

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