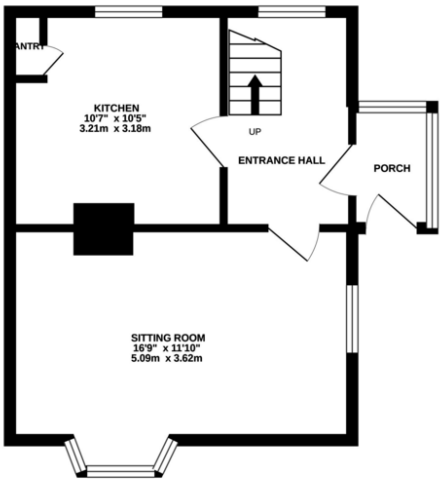




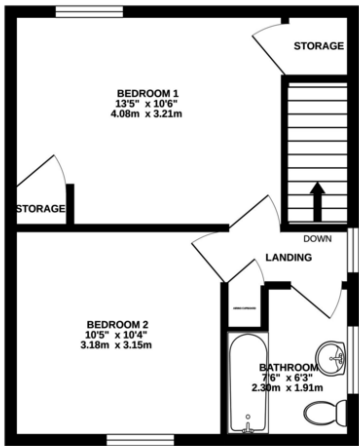
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MetroPro ©2022

Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

coastal@arnoldskkeys.com
01263 822373

County 01263 738444
City 01603 620551
Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements.

Arnolds | Keys



30 Lynewood Road, Cromer, NR27 0EF

Located in an established residential area is this semi-detached house requiring updating but offering excellent potential to create a first home or investment property. There are views to the coast in the distance, including the infamous Cromer Lighthouse. The property is offered with no onward chain.

The property stands in a good-sized plot, has sealed unit windows in UPVC frames. A convenience store is within walking distance and the Town Centre is approximately a mile distant.

arnoldskkeys.com | 01263 822373

Guide Price £220,000

- Viewings from March 5th
- Excellent potential
- In need of updating
- Established residential area
- Views to the Coast

30 Lynewood Road, Cromer, NR27 0EF



Property Description

GROUND FLOOR

ENTRANCE PORCH

Of UPVC construction on a brick base with part glazed door opening to:-

ENTRANCE HALL

With turning staircase to first floor and window overlooking the rear garden. Exposed timber flooring. Glazed door to:

SITTING ROOM

Dual aspect with bay window to the front and second aspect to the side. Free standing gas fire with back boiler (not tested), radiator. Ceiling coving.



KITCHEN

Fitted stainless steel sink unit, further basic range of cupboards, provision for electric cooker, washing machine and space for refrigerator, walk-in shelved pantry, window to rear.

FIRST FLOOR

LANDING

With window to the side, access to insulated roof space. Built in airing cupboard with cylinder.

BEDROOM 1

Window to rear elevation with views to the Coast and Lighthouse. Radiator, built in wardrobe cupboard and shelved cupboard over the stairs.

BEDROOM 2

Window to front elevation, radiator, fitted floor covering.

BATHROOM

Fitted with a panelled bath with shower above, wall mounted washbasin, low level w.c. Wall mounted cabinet, part tiled walls.

OUTSIDE

The property has a walled front garden with steps down to the front entrance. A side access then leads to the rear garden with brick built OUTHOUSE, garden SHED, SUMMERHOUSE, paved patio and grassed area. There is no off-road parking at the moment, but neighbouring properties have created hard standings so this may be an option.

AGENTS NOTE

The property is freehold, has the benefit of all mains services and has a Council Tax Band of B