



## 18 Colne House Colne Road, Cromer, NR27 9DP

Price Guide £425,000

- Town Centre location
- Parking & carport
- Two double bedrooms
- Bathroom & cloakroom
- Immaculately presented
- Stunning south facing gardens
- Conservatory
- Gas central heating
- Early viewing recommended

# 18 Colne House Colne Road, Cromer NR27 9DP

A golden opportunity to acquire this beautiful two bedroom cottage set in the heart of the town centre, with just a short walk to the shops and beach.

The original cottage was part of the Colne House hotel and this part was the old stables. This was then converted in the 1980's. A beautiful cottage which is immaculately presented offering warmth and charm along with a south facing rear garden, cottage garden and two off road parking spaces. This is one not to be missed, get in touch early to book a viewing.



Council Tax Band: C



## HALL

Double glazed door opening to hallway with doors to lounge and cloakroom, tiled flooring. Door to boiler cupboard.

## LOUNGE

A, beautiful room with high ceiling, stairs to first floor. Two sash style effect double glazed windows to the front. Highly polished wooden floor, column radiator, ceiling light and wall lights, door to:

## KITCHEN

Fitted with a range of cream base, drawer and wall units. Dark wood work surface with inset electric hob and extractor fan above, built in electric cooker, inset single bowl sink unit with mixer tap over, provision for washing machine and fridge freezer. Vinyl flooring, ceiling light. Door to:



## CONSERVATORY

Of UPVC double glazed construction with windows to the side and French doors to the garden.

## CLOAKROOM

Vanity wash hand basin with mirror above and storage cupboard beneath, radiator, ceiling light and WC.

## LANDING

Lovely wide landing with doors to two double bedrooms and bathroom, ceiling light.

## BEDROOM ONE

Double glazed sash style window to the front, carpet, ceiling light, radiator, door to airing cupboard with hot water cylinder. The pine bedroom furniture in this room is available at valuation if required.



## BEDROOM TWO

Double glazed sash style window to the front, carpet, radiator, ceiling light.

## BATHROOM

Double glazed sash style window to the side. White suite comprising of panelled bath with shower over, vanity wash hand basin and WC. Wall mounted heated towel rail.

## OUTSIDE

The added bonus with this cottage is the beautiful south facing garden with various patio seating and dining areas, stunning cottage style garden with mature shrubs, plants and trees, all fully enclosed. At the rear of the garden is a car port, storage area and garden shed. There is also an additional carparking space with parking permit.



## AGENTS NOTE

This is a freehold property, all services connected, mains water, drainage and sewage. The property has a Council Tax band C.

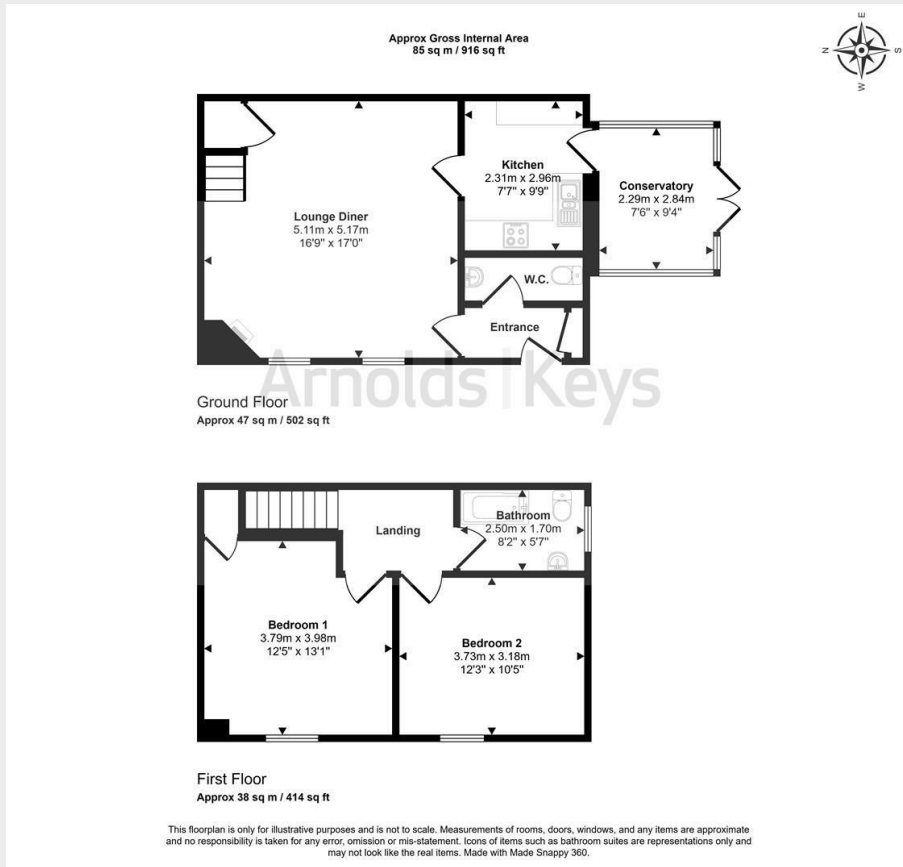


## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

