



1 CAM HOUSE

CAMBRIDGE STREET, CROMER, NR27 9DD

£225,000
FREEHOLD

Ideally located for the town centre but situated in a very quiet street, this spacious 2 bed end terrace would make a fantastic first time buy, a great buy to let or a lock and leave second home. No upward chain.


HENLEYS
Residential Sales & Lettings

1 CAM HOUSE

- No upward chain
- 2 Bedrooms
- Large reception Room
- Very close to town centre
- Freehold
- Ideal first time buy



OVERVIEW

This deceptively spacious and bright corner cottage is ideally located for the town centre and the sea front whilst being in a very quiet street. For many years it has been a successful long term let but is now surplus to requirements and is sold with no upward chain. It has a good size kitchen/breakfast room, a large double aspect lounge, a very big main bedroom and a second double bedroom. Add to this a handy large store room on the ground floor. The property has high ceilings throughout.

ENTRANCE

A communal hall serves this property and the neighbouring property. From this hall an opaque glazed door opens into the hallway.

HALLWAY

From the hall, doors open to the lounge and the store room. Carpeted stairs rise to the first floor landing. Dado rail.

LOUNGE

The lounge has two double glazed windows to the front and side aspects. Two radiators, dado rail and decorative coving. TV and satellite points. A door opens to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Double glazed window to the side aspect with wood effect vinyl flooring, radiator and wall mounted gas boiler (new in 2022). A range of base and wall mounted units with worktops over and a inset stainless steel sink

and draining board. Spaces for electric cooker (with filter extraction unit and downlight over) washing machine and fridge. Built-in pantry.

STORE ROOM

From the hall there is a large store room under the stairwell.

FIRST FLOOR LANDING

From the spacious landing, doors lead to the two bedrooms and the bathroom.

BEDROOM 1

A large double glazed bay window to the front and further large double glazed window side aspects. Carpeted flooring and radiator.

BEDROOM 2

Double glazed window to the side aspects. Carpeted flooring, built-in wardrobe and radiator.

BATHROOM

Double glazed opaque window to the front aspect. Bath with mixer tap and shower attachment, WC and a wash hand basin. Radiator and airing cupboard.

PARKING

There is unrestricted on road parking in the street and adjoining streets.

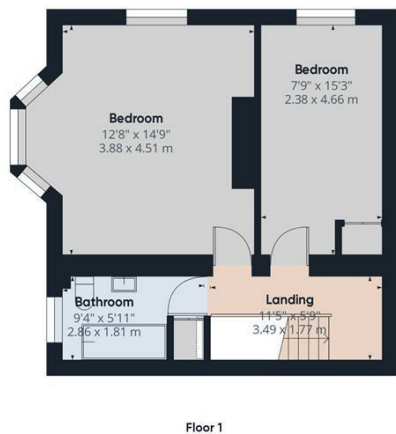
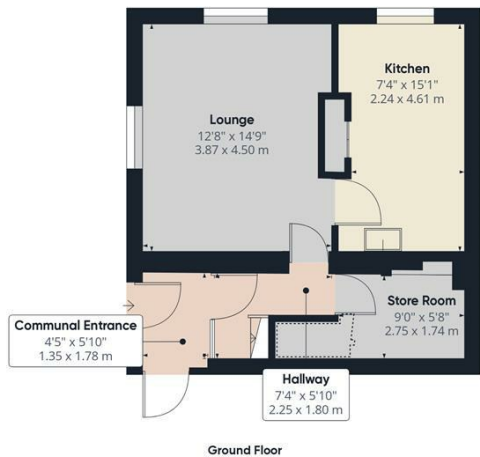
SERVICES

Main drainage

Council Tax Band A

SUNNY COTTAGE 1 CAM HOUSE





Approximate total area⁽¹⁾
 862.89 ft²
 80.17 m²

Reduced headroom
 13.42 ft²
 1.25 m²

(1) Excluding balconies and terraces

⌄ Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	