



2 CAMBRIDGE HOUSE

CROMER, NR27 9DD

£170,000
FREEHOLD

This deceptively spacious cottage is ideally located for the town centre and the sea front whilst being in a very quiet street. Suitable to lock up and leave this cottage comprises of a large living/dining area with kitchen, a shower room and a large bedroom with storage/airing cupboard. For many years it has been a successful long term let but is now surplus to requirements and is sold with no upward chain. This property would be a great investment for a landlord for long or holiday lets, would suit a 1st time buyer and is brimming with potential.

This property needs to be seen to really appreciate the room sizes and the potential it has. Call Henleys today to arrange a viewing.


Residential Sales & Lettings

2 CAMBRIDGE HOUSE

- Very close to town centre
- Close to schools
- Ideal first time buy
- Large reception Room
- No upward chain
- Ideal investment property
- Suitable to lock up and leave
- Call Henleys to arrange viewing



Cromer

Cromer is an extremely popular seaside town on the North Norfolk coast which became a resort in the early 19th century with some of the rich Norwich banking families making the town their family destination. Facilities include the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties include Felbrigg and Blickling Halls, Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles, with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under two hours and the Norwich International Airport on the northern outskirts of the city. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles.

Overview

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large bedroom with storage/airing cupboard. For many years it has been a successful long term let but is now surplus to requirements and is sold with no upward chain. This property would be a great investment for a landlord for long or holiday lets, would suit a 1st time buyer and is brimming with potential.

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Communal Entrance

A communal hall serves this property and the neighbouring property. From this hall a door opens into the living/dining area.

Living/Dining Room

Double glazed window to front aspect, fireplace (non-working) with tiled hearth and timber mantel/surround, electric wall mounted storage heating, open staircase with timber handrail, TV point, phone point, carpeted floor and obscured glass panelled screen with archway to kitchen.

Kitchen

Wall and base units, stone effect worktop, stainless sink with drainer, pantry cupboard, space and plumbing for washing machine, space for under counter fridge freezer, space for freestanding electric cooker, tiled splashback and tile effect vinyl floor.

Landing

Doors leading to Shower Room and Bedroom, carpeted floor and hanging pendant light. There is also an interior window allowing for lots of natural light to flood onto the landing/stairs area.

Shower Room

Obscured glazed panel doors, shower enclosure with light well above, pedestal basin, dual flush close coupled WC, mirrored wall cabinet, fan heater, tiled splashback and tile effect vinyl flooring.

Bedroom

Double glazed window to front aspect, electric wall mounted storage heating, glazed obscured window to stairs, large airing/storage cupboard with light well above and carpeted floor.

Parking

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

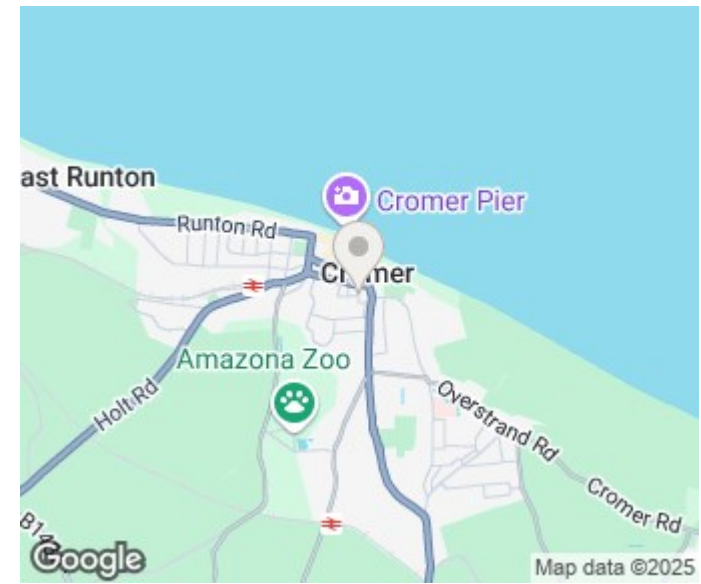
Services

Main drainage

Council Tax Band A

DREAMY COTTAGE 2 CAMBRIDGE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	