



SANDY LANE , CROMER, NR27 9JT

£275,000
FREEHOLD

This spacious end terrace, modern 2 bed property is just a short walk to the town centre, shops and transport links. It has an open plan living area, 2 double bedrooms, a small garden and a garage. The property is being sold with no upward chain.

**HENLEYS**
Residential Sales & Lettings

SANDY LANE

- 2 bedrooms • Open plan living space • Garage • Garden • Close too the town • Vacant possession

FIRST IMPRESSIONS

To the front of the property is a small shingled area. A door opens into the entrance porch. From the porch, a further door opens into the lounge/dining room.

LOUNGE/DINING ROOM

Double glazed windows to the front aspect. Stairs rise to the first floor landing. Serving hatch to the kitchen. A door opens to the inner hallway. radiator and wood effect laminate flooring.

INNER HALLWAY

Doors open to the kitchen, utility room and bathroom. A further door opens to the rear garden. Radiator.

KITCHEN

Double glazed window to the rear aspect. The kitchen has a range of base and wall units with worktops over and inset sink and draining board. Space for electric cooker and under counter spaces for fridge and freezer. Serving hatch to the lounge/dining room. Radiator.

UTILITY ROOM

Double glazed window to the rear aspect. Work surface with space for washing machine and tumble drier. Built-in storage cupboard. Wall mounted gas boiler and radiator.

BATHROOM

Double glazed window to the side aspect. Three piece suite includes a P shaped bath with shower over. Dual flush WC and wash hand basin. Chrome towel rail heater. Tiled splash backs to the bath and sink.

FIRST FLOOR LANDING

Doors to the two bedrooms. Carpeted flooring.

BEDROOMS

Velux windows to the rear aspects with carpeted flooring and radiators.

REAR GARDEN

A small lawn with surrounding beds. A timber gate to the side gives access to the garage.

GARAGE

Single garage with an up and over door.

COUNCIL TAX

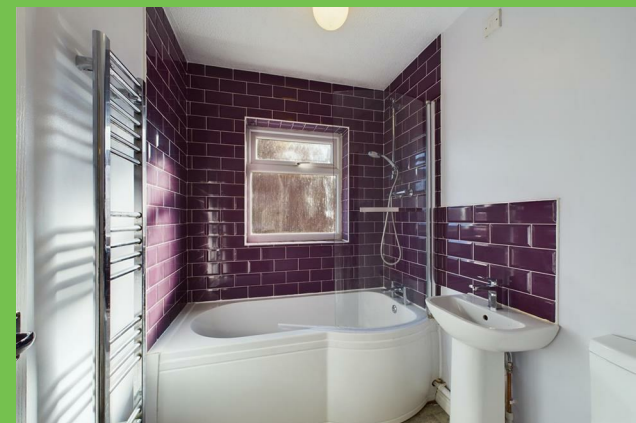
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SERVICES

Main drainage, gas and electricity.

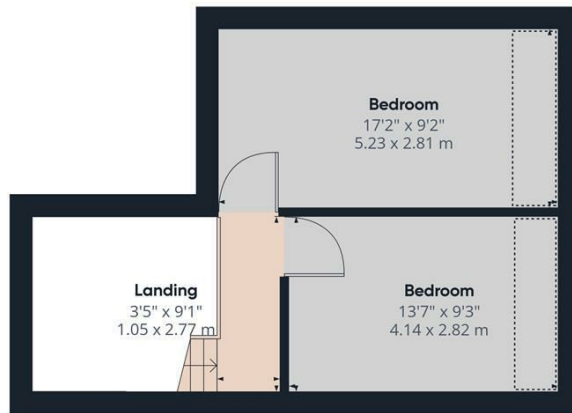


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

885.75 ft²
82.29 m²

Reduced headroom

54.24 ft²
5.04 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.

GIRAFFE360

