



**Clifton Park**  
**Cromer**

**£1,200 PCM**

A well presented two bedroom detached house situated in an elevated positions within a popular residential area of Cromer. comprising Lounge/Diner, Kitchen, Conservatory, Cloakroom, Two Double Bedrooms, Office/Study, Bathroom, Garden, Integral Garage & Off Road Parking. Unfurnished & Available NOW.





- Detached House • Lounge/Diner • Kitchen, Conservatory • Two Double Bedrooms • Office • Bathroom & Cloakroom

## VIEWINGS

### ENTRANCE HALL

Spacious entrance hall with composite front entrance door with obscure double glazed full length windows to either side, wall mounted gas fired radiator, telephone point, carpeted flooring, stairs rising to the first floor, artex and coving to the ceiling, door to Lounge/Diner, obscure glazed door to Kitchen.

### LOUNGE/DINER

uPVC double glazed windows to both front and rear aspects, fireplace with inset coal effect gas fire with marble style hearth, wall mounted gas fired radiators, carpeted flooring, artex and coving to the ceiling.

### KITCHEN

uPVC double glazed window to the rear aspect, modern fitted kitchen with range of glossy base and wall mounted units with large corner ladder style cupboard, marble effect roll edge work surfaces, inset ceramic one and a half bowl sink and drainer unit with chrome mixer tap over, integrated slimline dishwasher, water softener, integrated freezer, inset induction hob with glass splash back and sloped extractor hood over, built in double oven and grill, built in microwave, freestanding full length fridge, wall mounted gas fired boiler, tiled effect vinyl type flooring, artex and coving to the ceiling, open to Conservatory.

### CONSERVATORY

UPV triple glazed windows to the side and rear aspects, modern vertical wall mounted radiator, ceiling inset spotlights, tiled effect vinyl type flooring, door to cupboard housing washing machine, triple glazed insulated roof, door to Cloakroom, uPVC double glazed patio doors to rear garden.

### CLOAKROOM

Obscure uPVC double glazed window to the side aspect, close coupled WC, vanity unit with inset wash hand basin, glass splash backs, tiled effect vinyl type flooring.

### STAIRS AND LANDING

uPVC double glazed window to the side aspect, carpeted flooring, artex and coving to the ceiling, doors to Bedrooms 1, 2, Office & Bathroom.

### BATHROOM

Obscure uPVC double glazed window to the rear aspect, freestanding bath with central taps, corner shower cubicle, vanity unit with inset wash hand basin and concealed cistern WC, wall mounted heated towel rail, shave point, fully tiled walls and LVT flooring.

### BEDROOM 1

uPVC double glazed window to the rear aspect, wall mounted gas fired radiator, built in wardrobe with hanging rails, shelves and mirrored doors, wood effect laminate flooring, artex and coving to the ceiling.

### BEDROOM 2

uPVC double glazed window to the front aspect with sea glimpse, wall mounted gas fired radiator, wood effect laminate flooring, artex and coving to the ceiling.

### OFFICE

uPVC double glazed window to the front aspect with sea glimpse, range of base and wall mounted units set beneath roll edge work surfaces, wall mounted gas fired radiators, wood effect laminate flooring, artex and coving to the ceiling.



- South Facing Garden • Integral Garage & Off Road Parking • Unfurnished & Available NOW • Call Henleys to view

### **GARAGE**

Electric roller door, obscure high level window to the side aspect, power and light connected.

### **OUTSIDE**

To the front of the property is a lawn area, driveway providing off road parking and leading to the garage, access to both side of the house, steps leading to the front entrance door.

To the rear of the property is a low maintenance multi level south facing garden with flower borders, patio area, shingle garden, pond and garden shed.

### **RESTRICTIONS**

Tenants who smoke cannot be considered for a tenancy at this property. Tenants with pets may be considered on an individual basis.

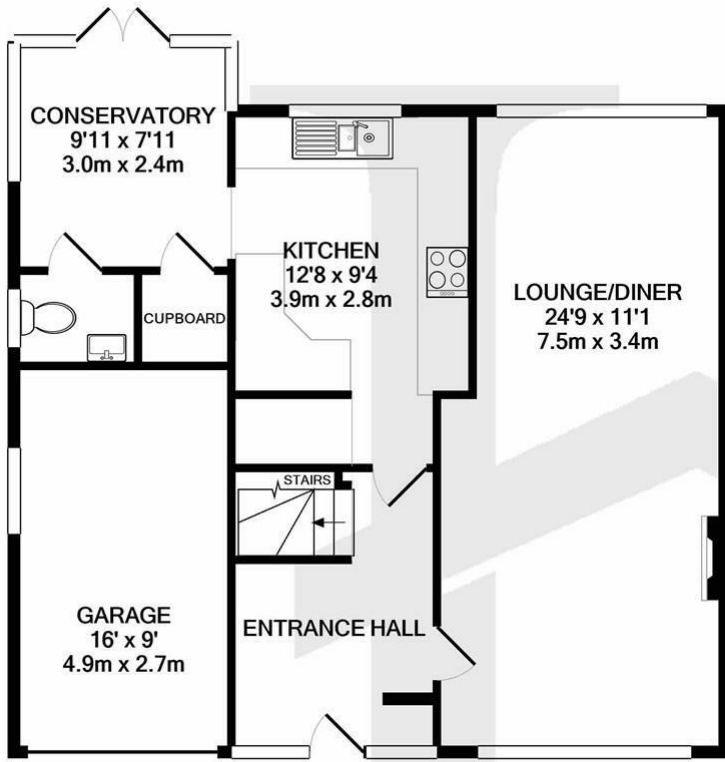
### **FEES & DEPOSITS**

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £219.23 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£730.77) along with the deposit of £1096.15 on the first day of the tenancy.

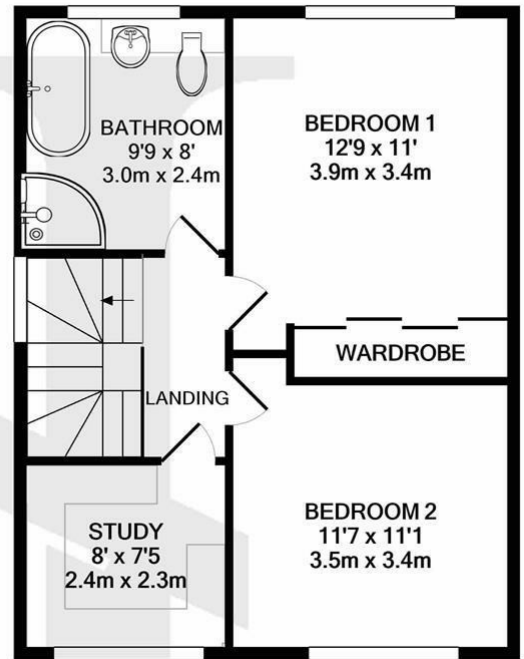
Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.





GROUND FLOOR  
APPROX. FLOOR  
AREA 702 SQ.FT.  
(65.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 472 SQ.FT.  
(43.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1173 SQ.FT. (109.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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| 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>                            |                         |           |
| (55-68) <b>D</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 |           |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements