



MILL ROAD , CROMER, NR27 0BH

£200,000
FREEHOLD

FANTASTIC VALUE FOR MONEY

CHAIN FREE This spacious 3 bed townhouse would make a great family home. Located ideally for local schools, medical facilities, shops and directly on a busy bus route, early viewing is a must to appreciate the potential it has. The property is double glazed throughout and has its own low maintenance courtyard garden.

**HENLEYS**
Residential Sales & Lettings

MILL ROAD

- CHAIN FREE IDEAL FAMILY HOME • THREE DOUBLE BEDROOMS • FAMILY BATHROOM & CLOAKROOM • LOUNGE WITH FIREPLACE • DINING ROOM • FITTED KITCHEN • FULLY ENCLOSED COURTYARD GARDEN • CLOSE TO SCHOOLS & OTHER AMENITIES • WALKING DISTANCE TO BEACH & TOWN CENTRE • VIEWINGS RECOMMENDED



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 Norfolk banking families making the town their family destination. Facilities include the late Victorian pier, home to the pavilion theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs, along with restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties including Felbrigg and Blickling Halls, together with 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 2 hours and Norwich International Airport on the northern outskirts of the city now easily accessible with the completion of the northern distributor road. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles

DESCRIPTION

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route, early viewing is a must to appreciate the potential it has. The property is double glazed throughout and has its own low maintenance courtyard garden.

GROUND FLOOR

To the ground floor there is a spacious lounge with feature fireplace and surround, dining room and cloakroom. A fitted kitchen overlooks the garden with a door to the side to access the rear garden.

FIRST FLOOR

To the first floor there are two double bedrooms and a bathroom off the master bedroom.

SECOND FLOOR

To the second floor there a another double bedroom with storage into the eaves.

EXTERIOR

To the front is a small garden. To the rear is a paved courtyard garden and a timber shed.

AGENTS NOTE

FREEHOLD

COUNCIL TAX BAND B

EPC TBC

MAINS GAS CENTRAL HEATING, WATER & DRAINAGE

153 MILL ROAD





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