



CONNAUGHT ROAD , CROMER, NR27 0BZ

£255,000
FREEHOLD

Situated ideally for local schools and shops, this mid terrace, 3 bed house has had a full renovation which includes a new bathroom, kitchen, decoration and carpets. It also has a courtyard garden. NO UPWARD CHAIN!


Residential Sales & Lettings

CONNAUGHT ROAD

- Fully renovated
- 3 Bedrooms
- 2 Reception rooms
- Courtyard garden
- Close to schools and shops
- No upward chain
- residential area
- Walking distance to town centre & Beach
- Chain free
- Viewing highly 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

PORCH

To the front of the property is a small garden. A door opens into the entrance porch. From the porch another door opens into the lounge.

LOUNGE

uPVC double glazed window to the front aspect. Newly fitted carpeted flooring, wall mounted radiator, TV and satellite points. Door leading to the stairwell and a further door to the dining room.

DINING ROOM

uPVC Double glazed window to the rear aspect. Newly fitted carpeted flooring, understairs storage cupboard, wall mounted radiator and archway leading to the kitchen.

KITCHEN

Double glazed window to the side aspect and access door to the utility room. Newly fitted kitchen with a range of wall and base units and roll top work surface over, built-in electric oven, halogen hob with a stainless steel extractor fan and downlight over, inset stainless steel sink and drainer, space for a tall fridge freezer. Door leading to the bathroom.

BATHROOM

Newly fitted bathroom suite including panelled bath with mixer tap and shower attachment, dual flush WC and a vanity wash hand basin. Tiled splash backs and tiled flooring. Double glazed opaque window to the rear aspect.

FIRST FLOOR LANDING

Stairs rise from the ground floor, doors open to the three bedrooms.



BEDROOM 1

A double room with a uPVC double glazed window to the front aspect with newly carpeted flooring and wall mounted radiator. Over stairs wardrobe.

BEDROOM 2

A double room with a uPVC double glazed window to the rear aspect with newly carpeted flooring and wall mounted radiator.

BEDROOM 3

Single bedroom with a uPVC double glazed window to the rear aspect, newly carpeted flooring and wall mounted radiator. Wall mounted gas combi-boiler.

OUTSIDE

To the rear is a small shingle enclosed courtyard. A pedestrian right of way leads to a passage which leads to Connaught Road.

TENURE

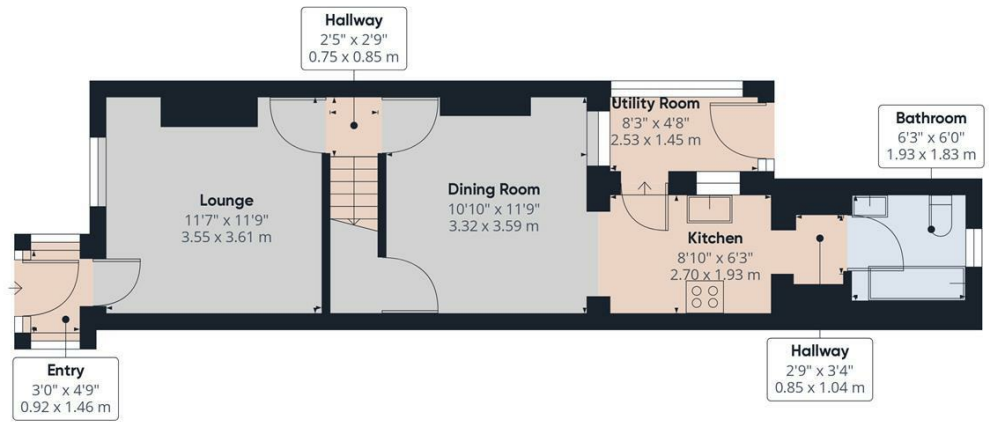
The property is freehold and is being sold with no upward chain.

SERVICES

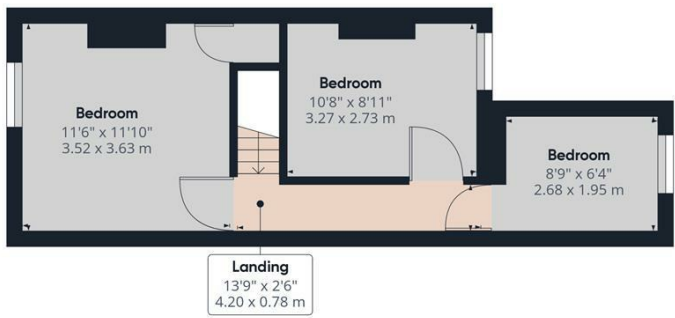
The Property is connected to mains drainage, water, gas and electric.

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Ground Floor



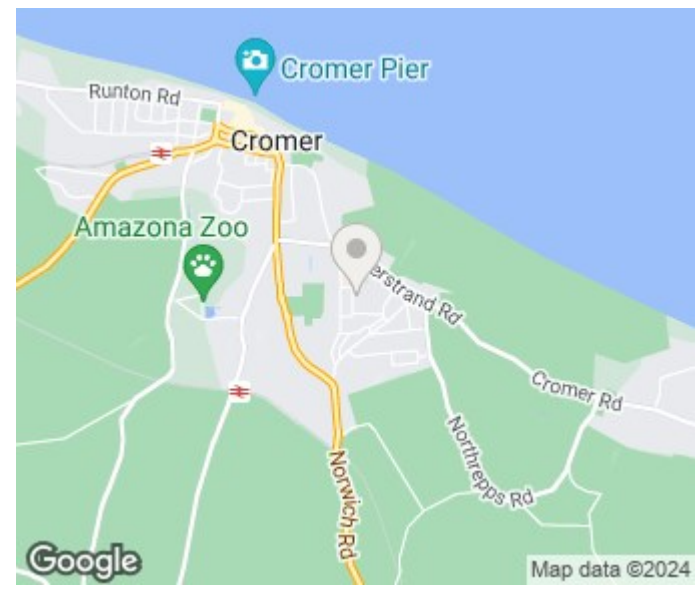
Floor 1

Approximate total area¹⁾
794.64 ft²
73.82 m²

(1) Excluding balconies and terraces

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



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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