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21 Cliff Road . Cromer . NR27 0BU

Guide £220,000

OFFERING HUGE POTENTIAL AND WITH NO ONWARD CHAIN

Cliff Road is a well-established residential area on the eastern outskirts of the Town in Suffield Park; there is a convenience store close by and the main shopping centre is about one kilometre distant. This property has been in the same ownership for many years but due to ill health now requires some updating. That having been said, the property does offer immense potential as others in the road have proved. The property has a traditional layout with a generous entrance hall providing access to the sitting room at the front, the dining room in the middle and the kitchen at the rear. There is a walk-in larder and also a timber conservatory/garden room off the kitchen too. The first floor has a landing, off which is the large bathroom at the rear, two double bedrooms and a third which is a single. The gardens have been arranged for ease of maintenance in a courtyard style both front and rear. Also at the rear of the property are two attached outbuildings.

This property does require updating as the photos and video show. Currently there is no central heating and although a gas boiler is installed, it has been disconnected. Some of the windows are sealed units, others are single glazed. There is no off-road parking with the property but there are no parking restrictions in the road.



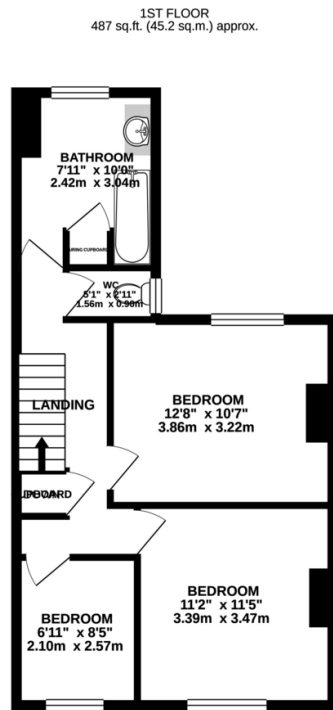
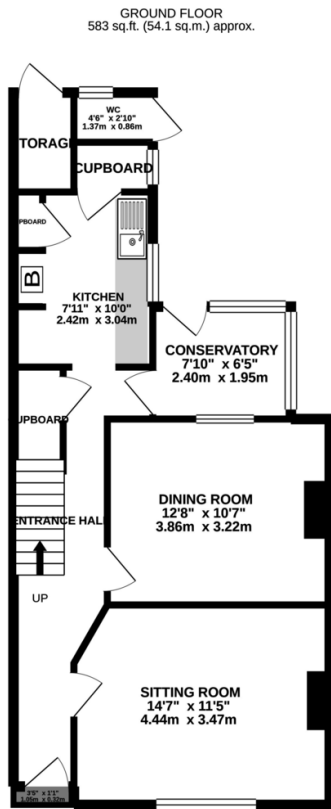
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchase. 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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