



01263 822373
arnoldskeys.com

4 

2 

1 

31, Bernard Road . Cromer . NR27 9AW

Guide £325,000

VICTORIAN CHARM, FLEXIBLE LIVING AND SEA VIEWS

You are greeted at the property under a covered porch which leads into the entrance hall with painted timber flooring and stairs to all floors. The first-floor sitting room has a feature fire place (not in use) stripped timber flooring and a lovely bay window, there is a separate reception room/ bedroom also with timber flooring and fireplace along with a cupboard housing a Worcester Bosch gas fired boiler. Stairs lead down to the basement with a further bedroom / studio with feature brick closed fireplace and bay window. This floor also has a light filled kitchen with solid wood worktops and Belfast sink along with a wood burning stove. Off the kitchen is a lean-to utility room and separate WC. This leads out to the South facing garden with patio, lawned area and large timber shed.

The first floor offers a double bedroom , together with a stunning bathroom with cast iron slipper bath and separate shower. There is a feature fireplace and linen cupboard. Also on this floor is a separate WC.

Finally the top floor accommodation offers two double bedrooms with built in storage, one of the bedrooms has a particularly lovely sea view.

Cromer is a famously popular, traditional sea side town well known for its Victorian promenade and pier. The town offers excellent shopping facilities and great transport links to Norwich and beyond.



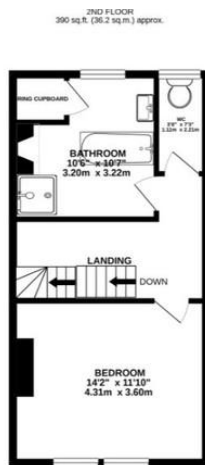
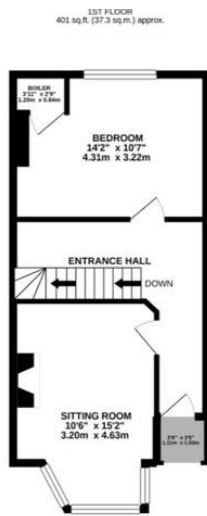
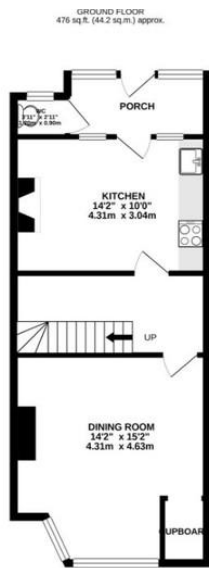
4

2

1

Arnolds | Keys





TOTAL FLOOR AREA : 1588 sq.ft. (147.5 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	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).

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.



01263 822373
arnoldskeys.com

coastal@arnoldskeys.com

Arnolds | Keys