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28 Grove Road . Cromer . NR27 0BY

Guide £185,000

OFFERED WITH NO ONWARD CHAIN AND WITH EXCELLENT POTENTIAL

This property comprises a semi-detached house located in an established residential area known as Suffield Park. The town centre is approximately ten minutes walking distance, and the schools are close by too.

The accommodation, which would benefit from some updating, has the benefit of UPVC sealed unit glazing and is approached through a small entrance lobby which leads to the well-proportioned sitting room with a central fireplace and gas fire. This then leads to the kitchen with a small range of fitted units, a large understairs storage cupboard and further walk in larder cupboard. A glazed door then leads out to the side and rear garden. The first-floor accommodation has a landing, off which are the two good size bedrooms, one overlooking the front and has two built-in wardrobes, the other enjoying a rear aspect over the garden. The accommodation is then completed with the family bathroom which has a traditional three-piece suite.

To the front of the property is a small garden area with path leading to the entrance. A side access then leads to the enclosed rear garden which is of a decent size. There is a timber garden SHED in the rear garden too.

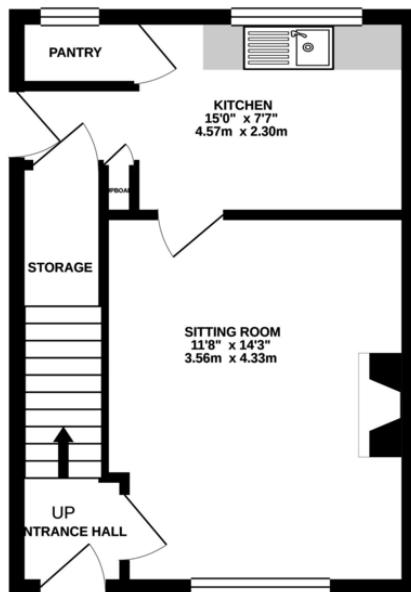


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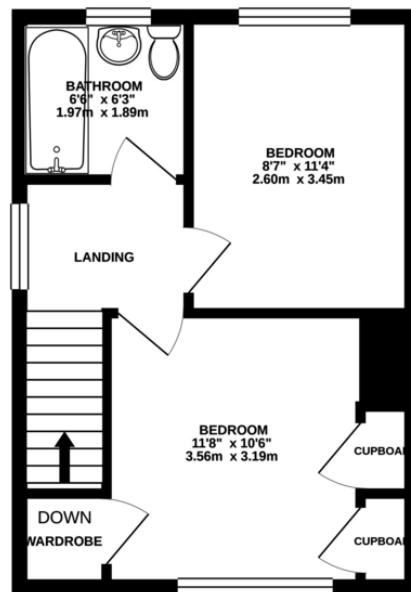
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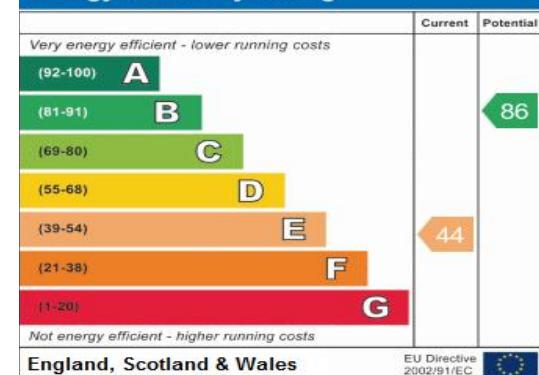
GROUND FLOOR
320 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



Energy Efficiency Rating



AGENTS NOTE:

Cash buyers will be expected to exchange within 28 days of receipt of contract by their (The purchaser) solicitors. There is an engrossment fee to be payable by the purchaser upon completion of £120 including VAT.

This property is sold with a Covenant stating that permission must be granted by Victory Housing Trust (VHT) for any proposed extensions. The new owner must apply for planning permission or obtain building regulations first, and then approach the VHT who will not unreasonably refuse providing planning permission or building regulations have been granted.

Even though the property may be freehold, there could be some communal costs (up-keep of communal grounds).

The Section 157 Covenant (precluding purchasers except those having lived or worked in Norfolk for three years) does not apply to open market sales agreed by the VHT Board and onward sales too.

The property must be marketed for a minimum of 14 days, prior to accepting any offers.

Victory Housing will require all offers to be accompanied by a completed Declaration of Interest form which is available from our Coastal office.

TOTAL FLOOR AREA : 641 sq ft (59.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans, these measurements of floors, rooms, 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 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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