



3 Bridge Close, Cromer

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Pointens







3 Bridge Close, Cromer,  
Norfolk NR27 0FJ  
Holt 10 miles, Blakeney 13 miles  
Norwich 23 miles

Constructed to a high standard in 2016, this two bedroom semi detached house is situated in a quiet cul-de-sac and offers off street parking and a fully enclosed rear garden.

£950 per month



## The Property

The property offered for let is a modern two bedroom semi-detached house situated in a quiet cul-de-sac on the southern outskirts of this popular seaside town. Constructed in 2016, the well appointed accommodation comprises an entrance hall, sitting room, kitchen/diner and a cloakroom. On the first floor a landing leads to two bedrooms and a bathroom. The property enjoys the benefit of gas fired central heating and double glazing. Outside, to the front of the property is a brick weave driveway and the rear garden has a paved patio area and a raised lawn with mature plants and shrub borders.

## Location

The resort town of Cromer, standing beside the North Norfolk coast, is renowned, amongst other things, for its end of pier Pavilion Theatre. Other amenities include a cinema, bus and rail stations with services to Norwich and electrified rail connections to London Liverpool Street in under two hours. There is a regional airport at Norwich and sporting facilities – including the Royal Cromer 18 hole golf links with other courses available at Sheringham and West Runton. Cromer lawned tennis and squash club offers some of the finest grass courts in the county. Sailing facilities are available at Blakeney and on the Norfolk Broads.

## Directions

From Cromer town centre, proceed across the traffic lights onto the Norwich Road passing the schools on your left. Turn left by the advertising hoardings into Station Road, next right into Jubilee Lane and then Bridge Close can be found on your right hand side.

## Accommodation

The accommodation comprises:

Entrance canopy and front door, leading to -

Inner Hall

Stairs to first floor, radiator, coat pegs, door to -

### **Living Room (14'2 x 10'8, dual aspect)**

Built in cupboard, Double glazed window to front, smaller double glazed window to side. Television and satellite point.

### **Kitchen/Diner (14' x 9'3)**

Range of high gloss white wall and base units with black laminate work surface, stainless steel sink drainer, and mixer tap, double glazed window and double glazed door to garden, gas hob, electric oven with extractor over, built in fridge freezer, tiled floor, ceiling lights. Radiator.

Cloakroom

Low level WC and wash hand basin.

First floor landing, leading to:

### **Bedroom One (14' x 9'5)**

Built in wardrobes, two double glazed windows to front aspect, fitted carpet, ceiling light, wall mounted radiator. Built-in cupboard, television and telephone point.

### **Bedroom Two (14' x 7'1)**

Two double glazed windows with views to garden. Ceiling light, wall mounted radiator. Television and telephone point.

Bathroom

Three piece suite comprising low level WC, wash hand basin, bath with shower over, frosted double glazed window, fully tiled wall, tiled floor, heated towel rail. Electric shaving point.



## Curtilage

To the front of the property is a brick weave driveway. A gate leads down the side of the property to the rear garden. This has a paved patio area with steps to a lawn garden with inset flower and shrub borders.

The rear garden is fully enclosed with a mixture of brick walling and wooden panelled fencing.

## General Information

Rent: £950 per month

Deposit: £1096 which will be refunded at the ended of the tenancy if no deductions are required.

Holding fee: £210 which is reimbursed from the first months rent.

Services: All mains services are connected.

Council Tax Band: B

Energy Performance Certificate Band: B

Local Authority: North Norfolk District Council. Tel: 01263 513811.

Viewings: Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

Reference: H 31245.L

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be seen at:



## Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

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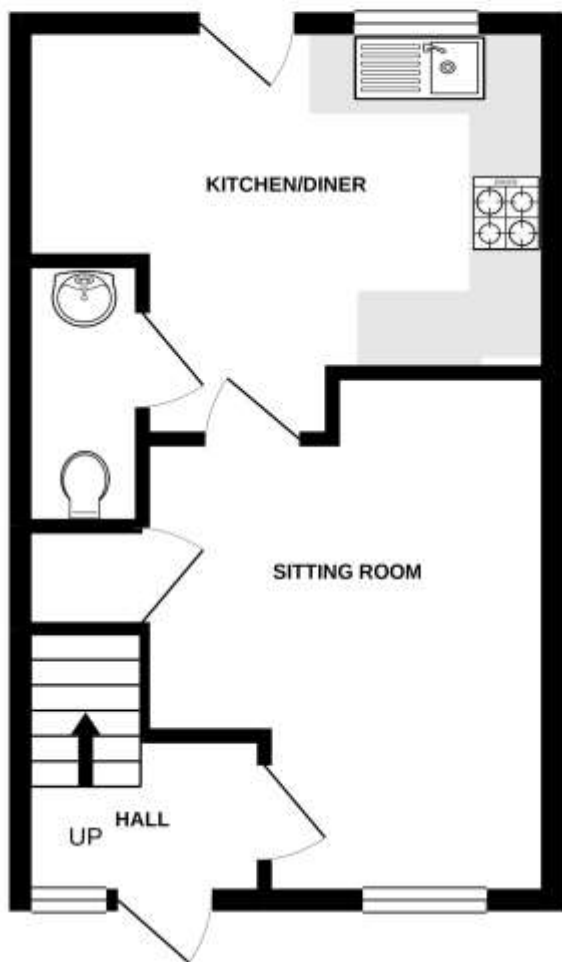
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

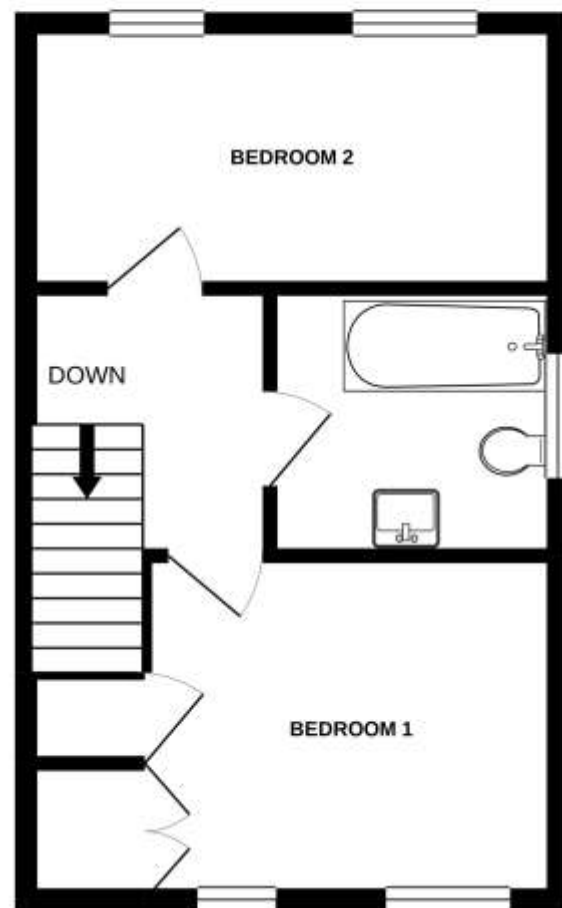
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GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 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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