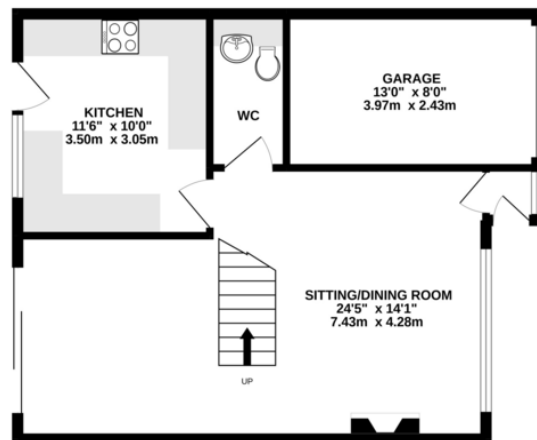




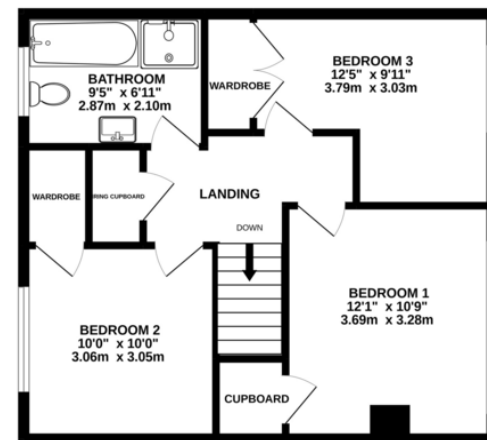
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.8 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 is given as to their operability or efficiency can be given.
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23 West Street, Cromer, NR27 9DT

Guide Price £350,000

Deceptively spacious mid terrace house which has been completely refurbished to a high specification, with new kitchen and bathrooms, electrics, plumbing and flooring. Beautifully designed, this three double bedroom property sits in the heart of town centre with just a short walk to the shops, train station, supermarkets and beach. This is one not to be missed.

- Three Double Bedrooms
- New bathrooms & Kitchen
- Enclosed garden
- Garage & Off Road Parking
- No Onward Chain

With off road parking for two cars, a single garage and enclosed south facing rear garden, this would make an ideal family home or second/holiday home.

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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 £210. 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 £250. 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.

coastal@arnoldskeys.com
01263 822373

County 01263 738444
City 01603 620551
Coastal 01263 822373

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.



Property Description

FRONT PORCH

UPVC sealed unit double glazed window and door leads into the

SITTING/DINING ROOM

Dual aspect room with UPVC sealed unit double glazed windows to the front and sliding patio doors to the rear. Two ceiling light points, two wall mounted electric heaters. Fireplace housing electric wood effect stove, carpet, stairs to first floor and doors to kitchen and cloakroom.

CLOAKROOM

Wall mounted electric towel heater, vinyl flooring, ceiling light, vanity unit with closed coupled WC and wash hand basin.



KITCHEN

Modern fitted kitchen in Navy blue base units with white work tops above. Built in fridge, electric oven, induction hob with stainless steel extractor hood above, inset stainless steel sink with mixer tap over, integrated washing machine, matching range of wall mounted units, inset spot lighting, UPVC sealed unit double glazed window and door to the rear. Vinyl flooring, open serving hatch to dining area.

LANDING

Access to roof space. Carpet, ceiling light, doors to bedrooms and bathroom and door to airing cupboard with floor standing cylinder.



FAMILY BATHROOM

A four-piece white suite comprising of panelled bath, low level WC, separate shower cubicle, vanity wash hand basin with mirror and light above, wall mount electric heated towel rail. UPVC sealed unit double glazed window to the rear.

BEDROOM ONE

UPVC sealed unit double glazed window to the front, carpet, door to built in wardrobe, ceiling light, wall mounted electric heater.



BEROOM TWO

UPVC sealed unit double glazed window to the rear, carpet, wall mounted electric heater, ceiling light, door to built in wardrobe.

BEDROOM THREE

UPVC sealed unit double glazed window to the front, carpet, ceiling light, wall mounted electric heater, double doors to built in wardrobe.

OUTSIDE

The property is approached by a brick weave driveway with parking for two cars, leading to the single garage with electric up and over style door, power and light.

The rear garden is fully enclosed by timber panel fencing, all paved for low maintenance,

AGENTS NOTE

This property is freehold, Mains water, drainage and electric are connected.

This property has a Council Band B

