



## PAULS LANE

Overstrand, Norfolk, NR27 0PF  
Guide Price £299,950

**BROWN & CO**

## LOCATION

Overstrand is a picturesque coastal village situated between Sidestrand and Cromer in Norfolk. The village itself has a primary school and local amenities including a village shop and post office with the addition of a local garage and establishments that offer accommodation with award winning food and drink.

There are bus and mainline trains from Cromer to the cathedral city of Norwich and onward to Liverpool Street in London. The International Airport in Norwich is easily accessible, and of course, there is the North Norfolk Steam Railway.

## DIRECTIONS

From Cromer town centre, follow Church Street until you reach a set of traffic lights, turn left on to Overstrand Road and continue until you reach two mini roundabouts. Turn left onto Cromer Road and continue on this road which will bring you into the village. Turn left on Pauls Lane, the property can be found on the right hand side just after Harbord Road.

## DESCRIPTION

A two bedroom mid terraced property situated in a prime coastal village, within walking distance of the beach. The property briefly comprises; entrance hallway, living room, open plan kitchen/dining room and rear porch on the ground floor together with two double bedrooms and a bathroom on the first floor. There is a small courtyard garden to the front of the property.



## SPECIFICATION

- Highly desirable coastal location
- Within walking distance of the beach
- Electric Heating
- Double Glazing
- Living Room
- Kitchen
- Dining Room
- Rear Porch
- Two double Bedrooms
- Bathroom
- Courtyard Garden
- Would merit improvement throughout
- No Onward Chain

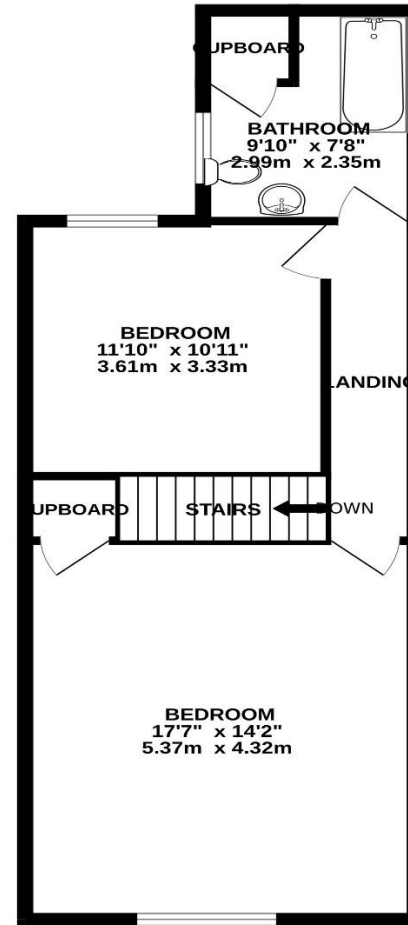
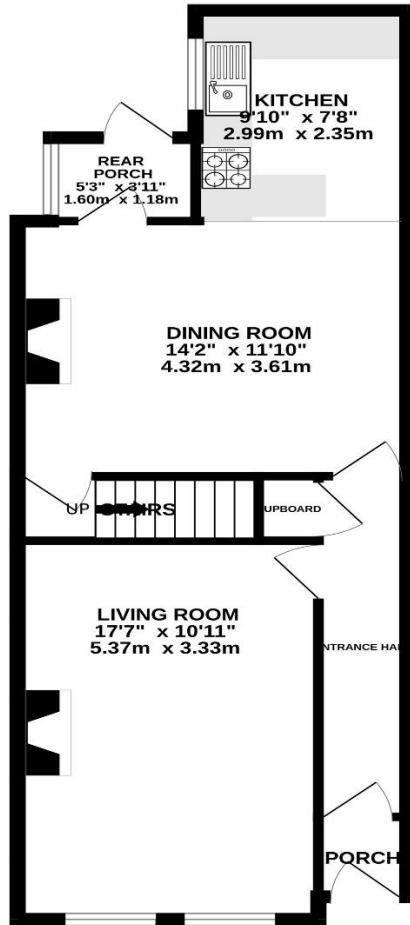
## ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.

1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



44 PAULS LANE, CROMER

TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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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Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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