



MELINDA COTTAGES

High Street, East Runton, Norfolk, NR27 9NS
Guide Price £270,000

BROWN & CO

LOCATION

The villages of East and West Runton are situated just one mile apart on the North Norfolk Coast in an Area of Outstanding Natural Beauty between Sheringham and Cromer, with quiet unspoilt Blue Flag beaches and miles of footpaths.

The villages have a good variety of shops with fresh produce as well as camping equipment, a butchers and small supermarkets. East Runton has two public houses and a small tea room/bakery.

There are bus and mainline trains from West Runton 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.

DESCRIPTION

A three bedroom mid terraced property situated down a quiet loke within walking distance of the beach. The property briefly comprises; living room, dining room, kitchen and a bathroom on the ground floor together with three bedrooms on the first floor. The property benefits from off road parking and a garden which is mainly laid to lawn. Great holiday let potential and offered with no onward chain.



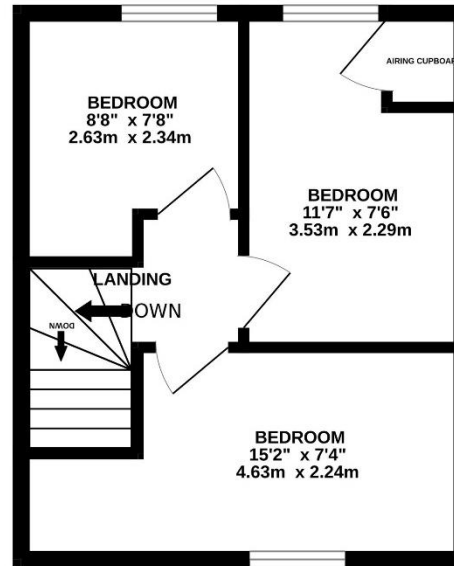
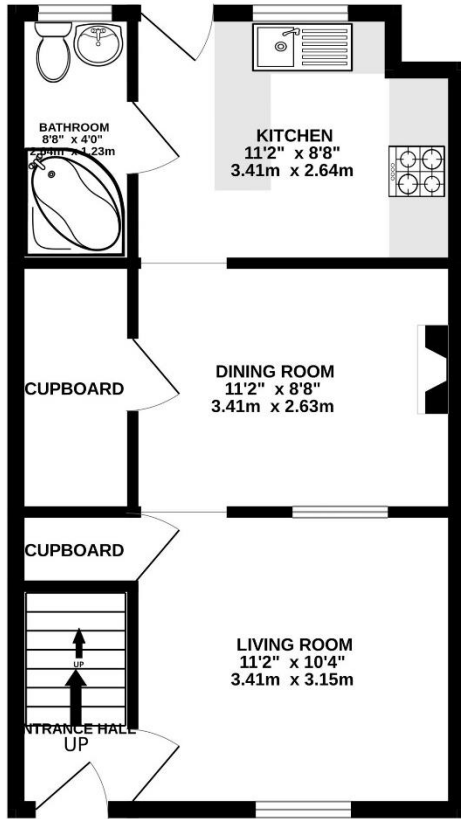
SPECIFICATION

- Popular Coastal Location
- Within walking distance of the Beach
- Gas Central Heating
- Double Glazing
- Living Room
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Off Road Parking
- Rear Garden
- No Onward Chain
- Ideal Holiday Let Opportunity

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.





7 MELINDA COTTAGE, EAST RUNTON

TOTAL FLOOR AREA : 700 sq.ft. (65.1 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.

Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

1a Market Place, Holt, Norfolk, NR25 6BE
 01263 711167 | holt@brown-co.com

