



# 47 CROSSDALE STREET

Northrepps, Norfolk, NR27 9LD  
Guide Price £200,000

**BROWN & CO**

## LOCATION

The popular village of Northrepps is a traditional Norfolk village with a primary school, village hall and church. It is a good base from which to explore the surrounding countryside including the coastal town of Cromer and the beautiful north Norfolk coast. The north Norfolk Coast is a short drive away and boasts superb walking, golfing, sailing and bird watching activities.

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.

## DESCRIPTION

An attractive three bedroom, brick and flint end terrace cottage that would merit some updating after having been let for a long time. The property briefly comprises, kitchen, living room, shower room, rear porch and outhouse on the ground floor along with three bedrooms and a study on the first floor. The cottage is approached via a shared shingled driveway providing off road parking which leads to a large garden. Beyond the property lies open farmland.

## VIEWING

Viewing strictly by appointment only through the selling agent.



## SPECIFICATION

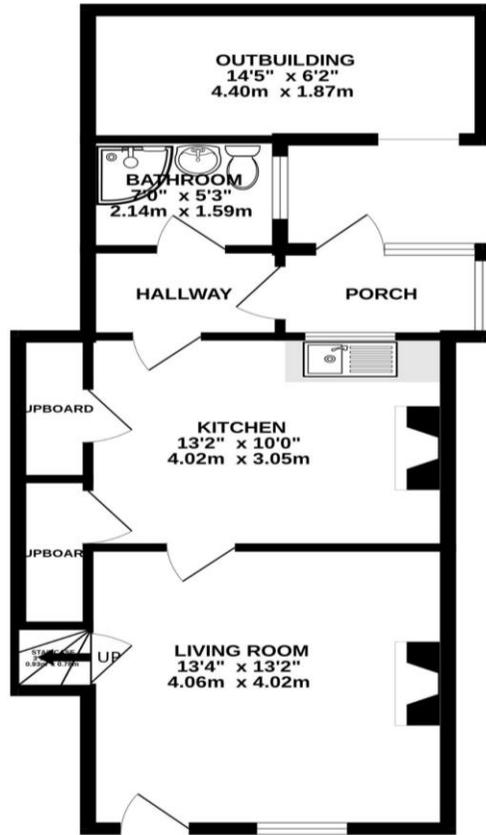
- Attractive Cottage
- Village Location
- Close to North Norfolk Coast
- Would Merit Improvement
- Kitchen
- Living Room
- Shower Room
- Three Bedrooms
- Study
- Off Road Parking
- Large Garden
- Outhouse
- Electric Heating
- No Onward Chain

## ANTI MONEY LAUNDERING LEGISLATION

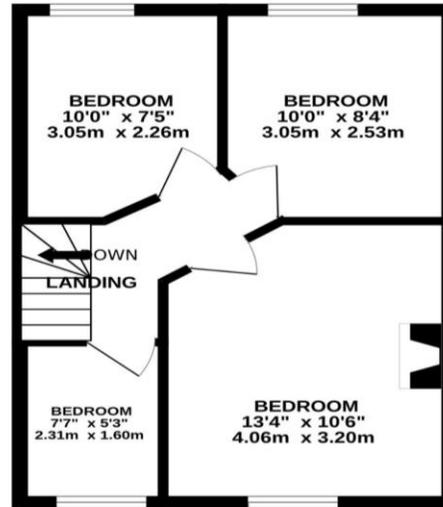
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



47 CROSSDALE STREET, NORTHROP'S

TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	1 G

### IMPORTANT NOTICES

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