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Shipden Avenue . Cromer . NR27 9BD

3  2  2  Offers in region of **£235,000**



# SUPERB FAMILY HOME AND LARGE GARDEN.

A light and spacious double fronted end terrace house set close to the beach and town centre of Cromer with parking. The property originally built for the coast guards in the late 1950's, benefits from gas central heating, double glazed windows and doors . A well presented property offering two reception rooms, fitted kitchen with pantry and shower/utility room. Upstairs comprises three double bedrooms with views of the sea and towards the lighthouse. There is a family bathroom with separate WC and access to the loft. The dual aspect sitting room has a patio door with access to the large garden which includes a greenhouse and garden shed. There is also a small pond and a gate to give access to the bridleway to the north side of the property.

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Situated in popular area of Cromer just a stones throw from beach cliff top walks, sandy beaches and the town centre. Cromer is a historic fisherman's town which was mainly developed in the later half of the 19th century, with its Victorian streets the town consists of a large array of shops and amenities including a cinema, theatre, super markets, doctors surgery, hospital, schooling, gift shops, banks and boutiques. The Bittern train line also connects to Sheringham and Norwich with further links into London aswell as a bus station which services the surrounding villages and towns.



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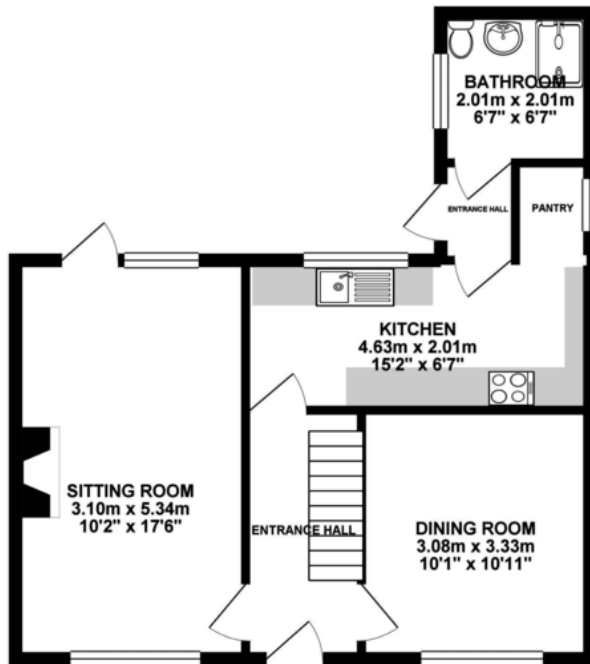
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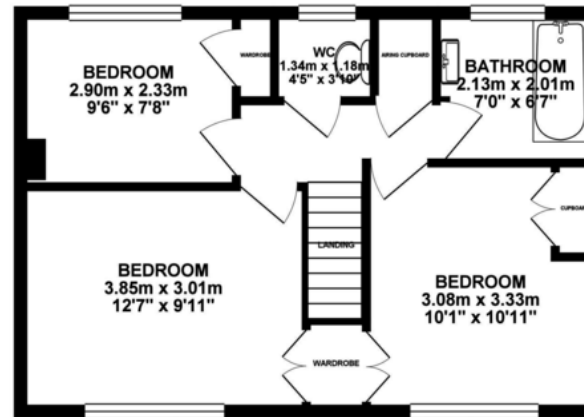




GROUND FLOOR 47.92 sq. m.  
( 515.85 sq. ft. )



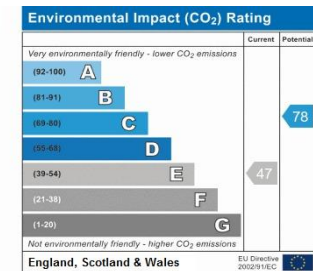
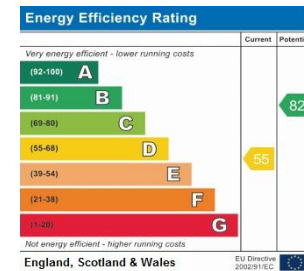
1ST FLOOR 41.28 sq. m.  
( 444.29 sq. ft. )



TOTAL FLOOR AREA : 89.20 sq. m. ( 960.14 sq. ft. ) 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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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.



For details or to book a viewing  
please contact our Cromer office:



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