



13 Connaught Road, Cromer, NR27 0BZ

£220,000

- Mid Terrace House
- Well Presented
- 2 Bedrooms
- EPC Rating: TBC

A BEAUTIFULLY PRESENTED 2 bedroom mid-terrace house situated within a highly popular location only a short walk away from the TOWN CENTRE, SCHOOLS, TRANSPORT LINKS and with NEARBY AMENITIES. Viewings are highly advised to fully appreciate all that is on offer. Call Henleys to view.



Property Description

OVERVIEW

A beautifully presented two bedroom terraced house situated within a highly popular location close to local amenities and only a short walk away from the town centre and sea front. With surprisingly spacious accommodation throughout, this would make a great family home or an ideal second home or investment in a practical and popular location. Viewings are highly advised with this property to truly appreciate all that is on offer, call Henleys to view.

Accommodation comprises; lounge, dining room, kitchen, cloakroom and rear porch all to the ground floor. To the first floor are two generous size bedrooms and family bathroom. Externally there is a fully enclosed large rear garden and patio.

ENTRANCE PORCH

uPVC window to the side and door leading into lounge.

LOUNGE

uPVC double glazed entrance door, uPVC double glazed bay window to the front aspect, wood flooring, fireplace with wood surround inset tiles and tiled hearth, picture rails, built in shelving, radiator, TV point, picture rails and door to the inner hall with stairs rising to the first floor and opening leading to the dining room.

DINING ROOM

uPVC double glazed window to the rear aspect, wood flooring, radiator, under stairs storage cupboard, picture rails and stunning feature fireplace. Opening to the kitchen.

KITCHEN

uPVC double glazed window to the side aspect, a range of fitted base and wall mounted units with work surfaces over, inset stainless steel sink with side drainer, tiled walls, built in cooker, inset four ring gas hob with extractor fan, tiled flooring, opening to a further lobby with door to the side aspect leading to the rear garden, walk in larder area and further door leading to the





cloakroom.

CLOAKROOM

Fitted with two piece suite of WC and wash basin.

SIDE PORCH

Of brick and glass construction, door leading to rear garden and plumbing for washing machine.

MASTER BEDROOM

uPVC double glazed window to the front aspect, wooden flooring, wall lights, picture rails radiator, built in wardrobe.

BEDROOM

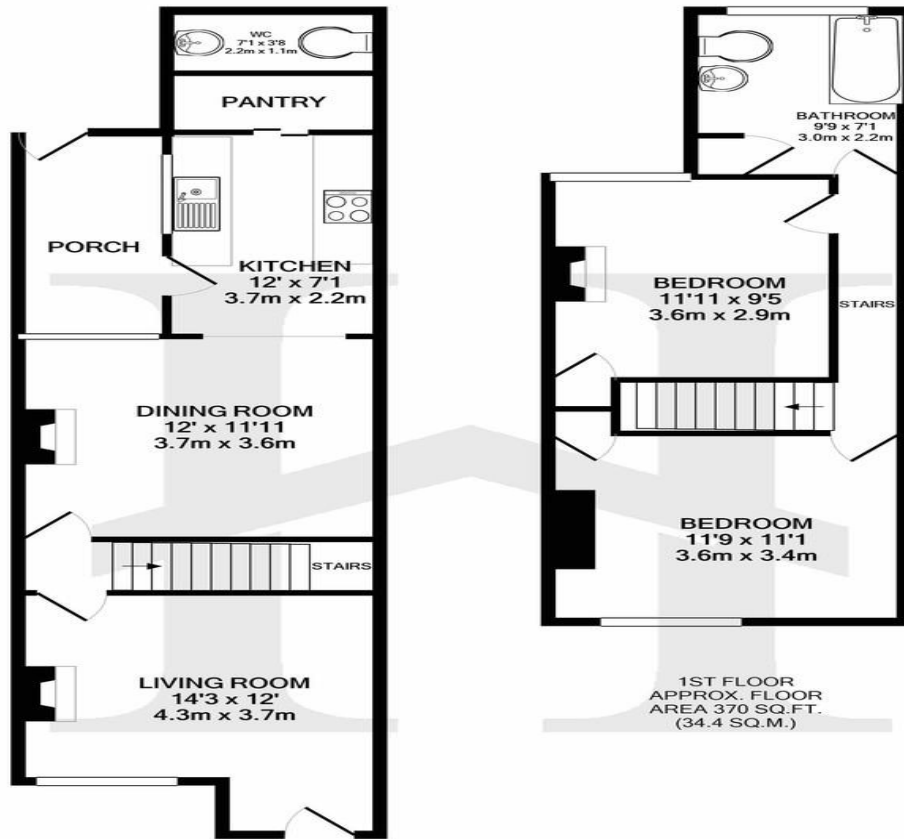
uPVC double glazed window to the rear aspect, wooden flooring, radiator feature fireplace and built in wardrobe.

BATHROOM

uPVC obscure double glazed window to the rear aspect, tiled flooring, tiled walls, wall mounted radiator, WC, wash hand basin, ex. bath with mixer taps and shower attachment over.

OUTSIDE

To the front of the property is a low maintenance garden enclosed with a low level brick wall which is accessed via a low level gate off of Connaught Road. To the rear is the fully enclosed extremely generous garden with a patio area providing ideal areas for outdoor entertaining.



GROUND FLOOR
APPROX. FLOOR
AREA 524 SQ.FT.
(48.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 894 SQ.FT. (83.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)

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