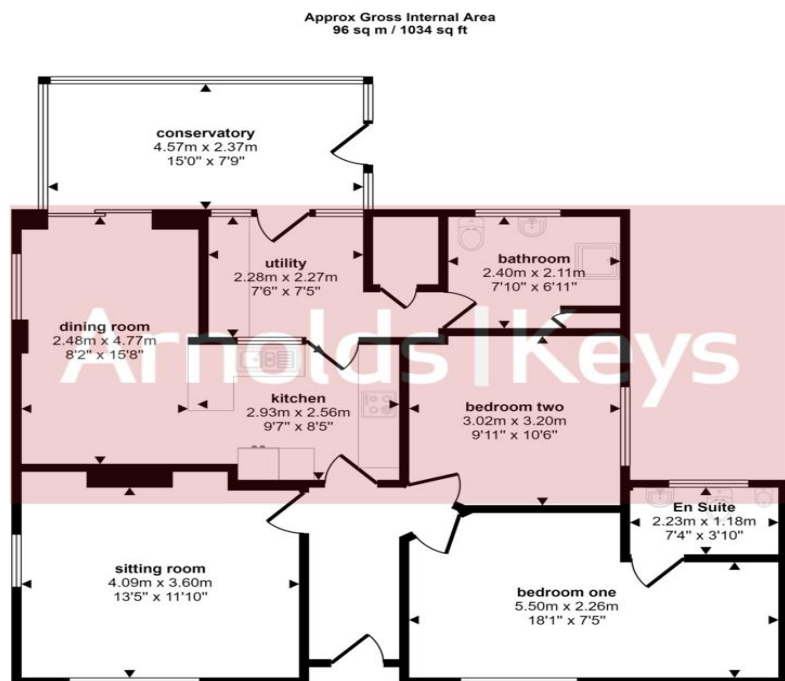


Arnolds | Keys



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

The graph shows this property's current and potential energy rating.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

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County 01263 738444
City 01603 620551
Coastal 01263 822373

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.

Oban, Broomhill, East Runton, Cromer, NR27 9PF

£325,000

Tucked behind a white picket fence sits this two bedroom detached cottage style bungalow, with a detached garage off road parking and enclosed garden behind.

The property offers gas central heating, UPVC sealed unit windows, two reception rooms and conservatory.

Some updating required but will make a beautiful home and tucked just off the common on Broomhill. With just a short walk to the pubs, shop, café and beach of East Runton.

- Gas Central Heating
- Detached Garage
- Two Bedrooms
- Enclosed Garden
- Conservatory

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Property Description

HALLWAY

Solid wood entrance door leading into the hallway, with doors to all rooms, radiator, carpet, ceiling light.

SITTING ROOM

UPVC sealed unit window to the front and side. Feature brick fire place with coal effect gas fire and mantle over. Carpet, two radiators, beamed ceiling, ceiling light point.

KITCHEN/DINING ROOM

Fitted kitchen with a range of base and drawer units and matching range of wall cupboards above. tiled splashbacks, inset stainless steel sink unit, built in double oven and inset four ring gas hob, window and door leading into the utility area. Dining area faces over the conservatory with space for large dining room table and chairs, two ceiling light points, two radiators and carpet. From the dining area there are sliding patio doors into the conservatory and a UPVC sealed unit window to the side.



UTILITY ROOM

Window and door into the conservatory and door to bathroom. Wall mounted gas meter, vinyl flooring, provision for washing machine and dishwasher, and double base storage cupboard.

BATHROOM

UPVC sealed unit window to the rear. Pedestal wash hand basin, low level WC, walk in shower cubicle with mermaid boarding, vinyl flooring, ceiling light and radiator.

CONSERVATORY

Full height glazed UPVC sealed unit windows overlooking the garden and door to the side. Radiator, wall light point, vinyl flooring.

BEDROOM ONE

UPVC sealed unit window to the front, carpet, ceiling light, radiator, range of built in wardrobes and door to

ENSUITE CLOAKROOM

UPVC sealed unit high level window to the rear. Low level WC, pedestal wash hand basin, Bidet, wood effect vinyl flooring, ceiling light, radiator, extensively tiled walls.

BEDROOM TWO

UPVC sealed unit window to the side, radiator, carpet, ceiling light.

OUTSIDE

The bungalow is set behind a small white picket fence with double gates opening onto the driveway and leading to the detached garage with electric roller door, power and light and personal door leading out into the rear garden.

The rear garden is mainly paved with mature shrubs, trees and flowerbed borders, garden pond, summer house and garden shed. outside lighting and water tap

AGENTS NOTE

This property is Freehold with all mains services connected, gas, water and electricity.

Has a council band rating C

A structural survey report is available which shows minimal action required.