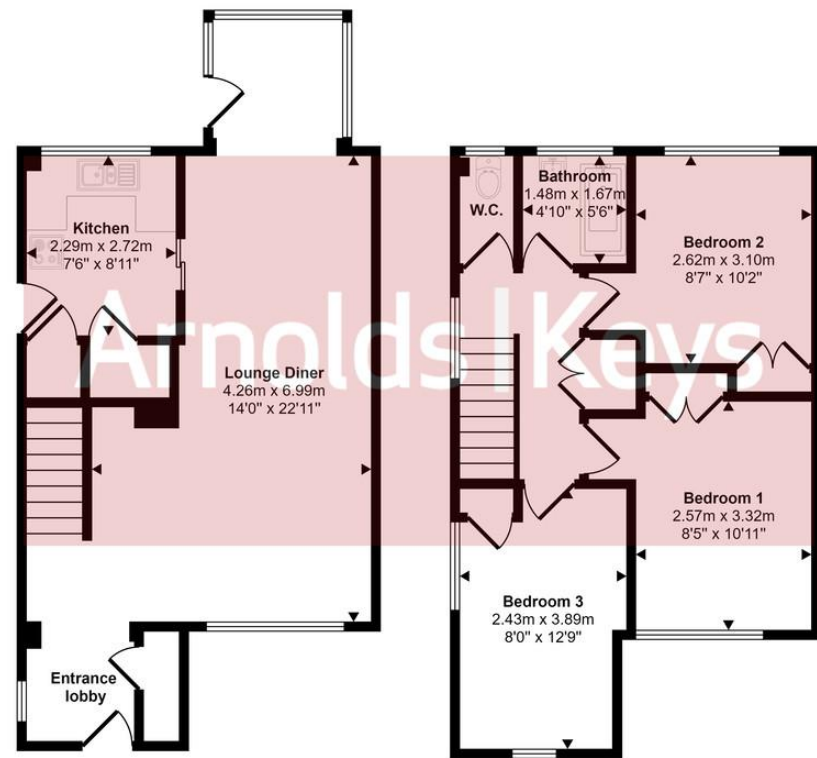




Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
85 sq m / 916 sq ft



Ground Floor
Approx 44 sq m / 477 sq ft

First Floor
Approx 41 sq m / 439 sq ft

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.

%office_emailAddress_rs%
01263 822373

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. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.



85 Station Road, Cromer, NR27 0DY

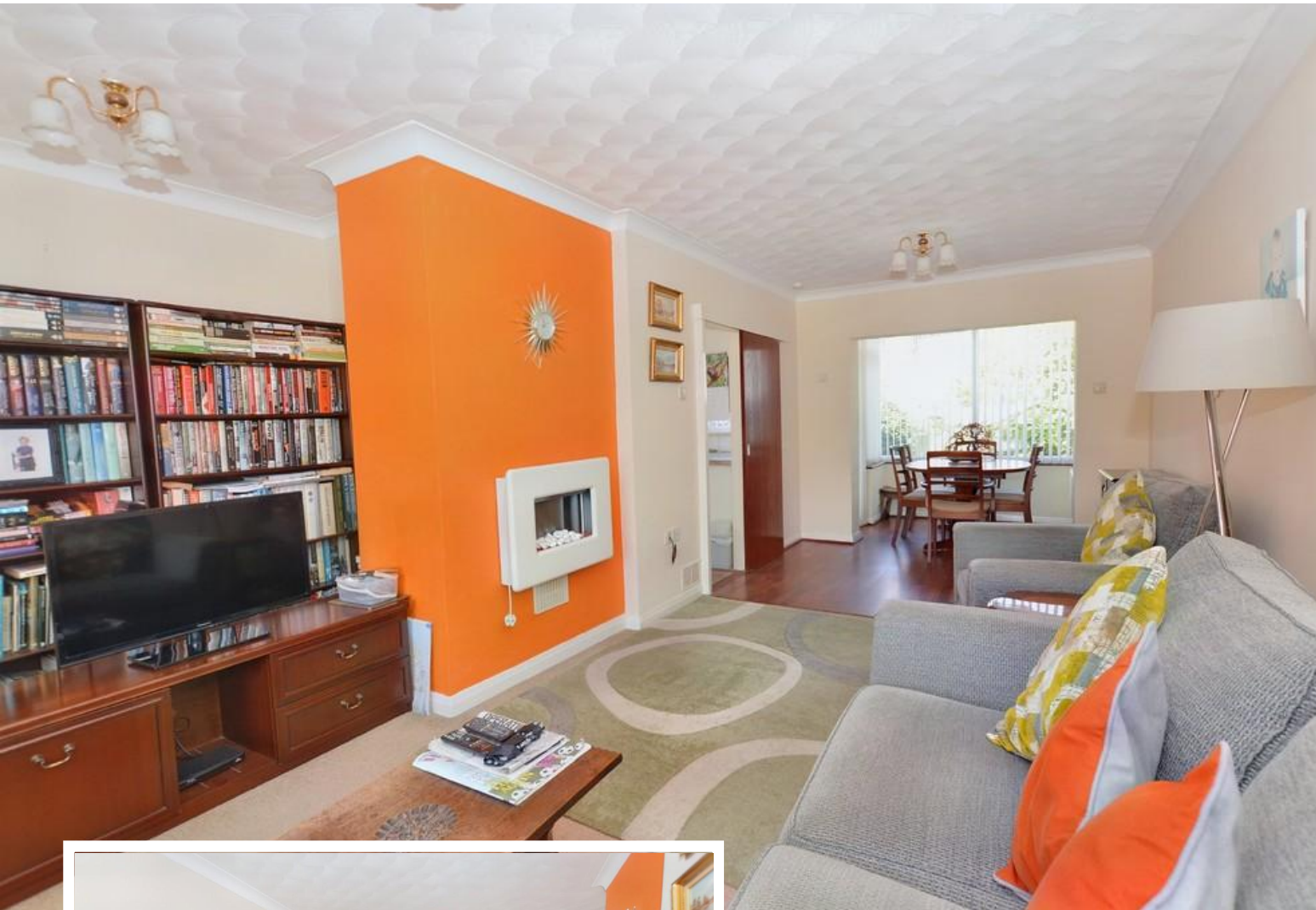
Guide Price £350,000

We are pleased to offer this semi-detached dwelling enjoying a southerly aspect and overlooking the Park. This nicely proportioned house offers three double bedrooms and gas central heating throughout. The property stands in easy to manage gardens and has a garage at the rear.

Station Road is an established residential area just approximately 3/4 mile south of the main town centre. There is a convenience store close by and the well-known area of Happy Valley is just a short distance away offering parkland walks.

- Nicely proportioned.
- Southerly aspect overlooking Park.
- Three Double Bedrooms
- Gas Central Heating
- Garage at rear and parking space

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Property Description

ENTRANCE LOBBY

Part glazed entrance door, window to the side, built in coats cupboard, radiator, stairs to first floor, open plan design to:-

LOUNGE/DINER

A light room with a large picture window to the front aspect and a conservatory style extension at the rear providing the dining area. Wall mounted electric fire, two radiators, TV aerial point, wood laminate floor. Sliding door to:

KITCHEN

Range of white base and wall units with laminated work surfaces and tiled splashbacks, window to rear aspect, part glazed door to the side. Inset sink unit with mixer tap, point for electric cooker, provision for washing machine, space for fridge freezer. Built in cupboard housing gas fired boiler providing central heating and domestic hot water. Built in shelved larder cupboard.



FIRST FLOOR

LANDING

Window to the side aspect, built in airing cupboard with lagged cylinder and immersion heater.

SEPARATE W.C.

Window to rear aspect, low level W.C.

BATHROOM

Panelled bath with shower above, vanity wash basin with cupboards beneath, window to rear aspect, radiator, wall-mounted cabinet.

BEDROOM 1

Window to front aspect, radiator, built in double wardrobe cupboard.

BEDROOM 2

Window to rear aspect, radiator, built in double wardrobe cupboard.

BEDROOM 3

Windows to side and front aspects, radiator, built in wardrobe cupboard.

OUTSIDE

Brick built GARAGE: With up and over door, personal side door and window. Attached GARDEN STORE and external W.C.

GARDENS

To the front of the property is a low wall and paved patio area enjoying a south facing aspect. A side access then leads to the rear garden which is fully enclosed and arranged for ease of maintenance with artificial grass and a paved patio. A pedestrian access leads to the York Terrace.

The property is freehold, has all mains services connected and has a Council Tax rating of Band C

