



33 Cromer Road, Overstrand, Norfolk, NR27 0NT

Price Guide £250,000

- Semi- detached house
- Bathroom & cloakroom
- Dining room
- Off road parking
- In need of updating
- Three bedrooms
- Lounge
- Kitchen
- Enclosed garden
- Village location



# 33 Cromer Road, Overstrand NR27 0NT

An Ex-Local Authority property located in the village of Overstrand, near the local village school. The property is in need of some updating and decorating throughout. It has gas fired central heating, three bedrooms, two reception rooms, bathroom and cloakroom, with a lovely south facing garden. There is a driveway with parking for two cars at the front.

Overstrand is a highly favoured coastal village and offers a Village Store, Café, Public House and Hotel. The beautiful sandy beach is just a short stroll away.



Council Tax Band: B





## ENTRANCE

Covered entrance porch with solid wood front door leading into the hallway.

## HALLWAY

Window to the side, radiator, carpet, ceiling light, stairs to first floor and doors to lounge and dining room.

## DINING ROOM

Window to the front, radiator, ceiling point and carpet.

## LOUNGE

Dual aspect room with windows to the front and rear. Two radiators, free standing gas fire. TV point, ceiling light and carpet.

## INNER HALLWAY

Door to understairs storage cupboard, door to kitchen and cloakroom, ceiling light and vinyl flooring.

## CLOAKROOM

Window to side, WC, pedestal wash hand basin, vinyl flooring, ceiling light.

## KITCHEN

Window to rear, range of base, drawer and wall units, built in cooker and hob, space for washing machine, inset one and half bowl sink with mixer tap. Radiator, space for table and chairs, vinyl flooring, door to garden.

## LANDING FIRST FLOOR

Doors to all bedrooms and bathroom. Carpet, ceiling light, access to roof space.

## BEDROOM ONE

Dual aspect room with windows to front and rear. Carpet, ceiling light and radiator.

## BEDROOM TWO

Window to front, radiator, ceiling light and carpet.

## BEDROOM THREE

Window to side, radiator, ceiling light and carpet.

## BATHROOM

UPVC double-glazed window to the rear. Panelled bath, pedestal wash hand basin, WC. Radiator, ceiling light.

## OUTSIDE

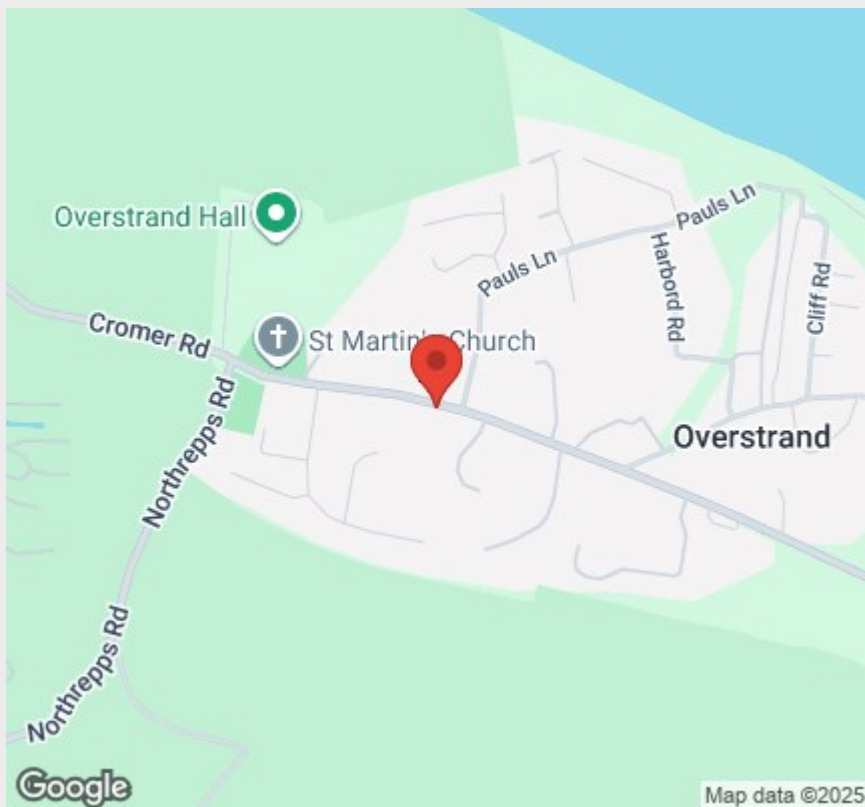
The front of the property has a good size lawn front

garden with mature hedging a trees, a driveway to the side with parking for two cars. Side access leads round into the rear garden, with two large sheds, the garden is mainly laid to lawn enclosed by panel fencing and a small patio area.

## AGENTS NOTE

This is a Freehold property with all mains services connected. It has a council band tax B. Please be aware that this property has a section 157 where you must have lived and or worked in Norfolk for three years, to be able to purchase.





## Viewings

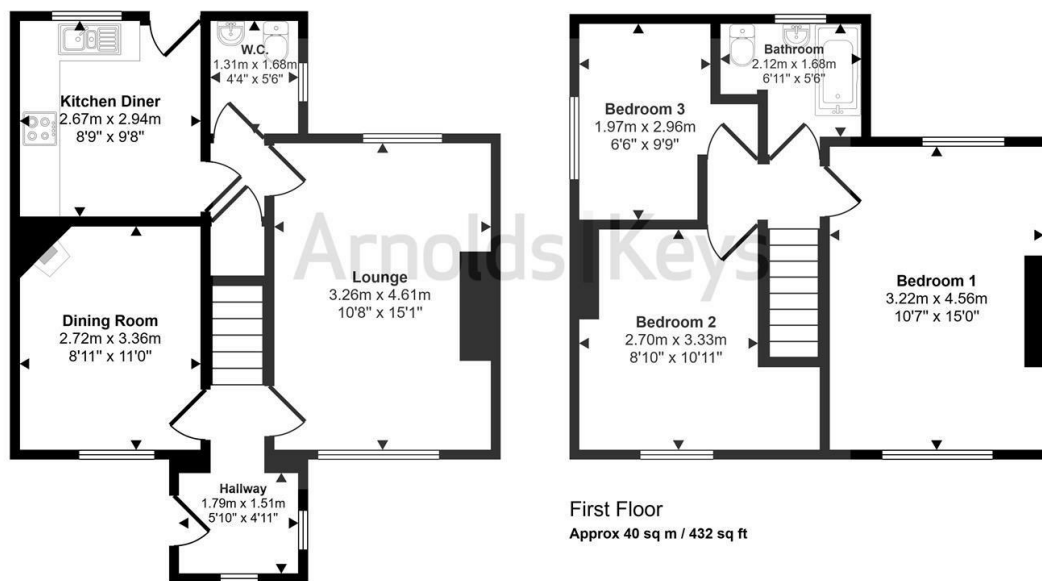
Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
83 sq m / 898 sq ft



Ground Floor  
Approx 43 sq m / 467 sq ft

First Floor  
Approx 40 sq m / 432 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.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

