

Arnolds | Keys



12 Dixon Road, Cromer, NR27 0JE

Price Guide £195,000

- Mid terrace house
- Enclosed garden
- No onward chain
- Storage heating
- Two bedrooms
- Allocated parking space
- In need of work
- UPVC double glazed windows

12 Dixon Road, Cromer NR27 0JE

A mid terrace house located on the edge of Cromer within a short walk to the town centre, rail and bus links.

This would ideally suit a First time buyer or investor with vision and enthusiasm to make this their home.

The property needs complete updating and redecorating throughout. Being offered with No Onward chain, two bedrooms, lounge, kitchen, enclosed garden and off road parking.



Council Tax Band: B



HALL

UPVC double glazed door to hall, pine wood panelling, ceiling light, opening to kitchen and door to lounge. Storage cupboard. Wall mounted storage heater.

KITCHEN

Range of base and drawer units with provision for washing machine, built in electric oven and inset electric hob. One and half bowl stainless steel sink unit with mixer tap. Laminate wood effect work surface, tiled walls, wall mounted shelving and window to the front.

LOUNGE

Window and door to rear. Spiral staircase, ceiling light, pine wood panelling, wall mounted electric storage heater.

LANDING

Access to loft space, ceiling light, doors to bedrooms and shower room.

BEDROOM ONE

Window to the rear, ceiling light, wall mounted electric storage heater.

BEDROOM TWO

Window to the front, built in storage cupboards, ceiling light, wall mounted electric storage heater.

SHOWER ROOM

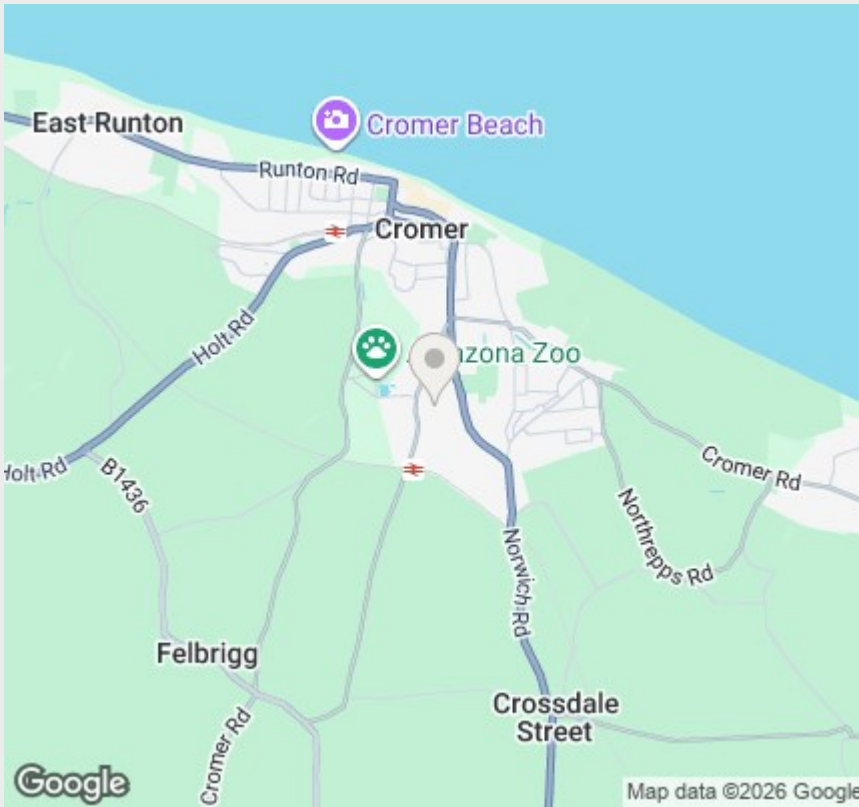
Separate shower cubicle with glazed door, low level WC, pedestal wash hand basin, wall mounted heated towel rail.

OUTSIDE

Pathway to front door, allocated parking space to the front, enclosed rear garden with patio area and steps up to garden and garden shed with rear access gate.

AGENTS NOTE


This is a Freehold property, all mains services are connected, mains water and sewage. This has a council tax band B. No onward chain.



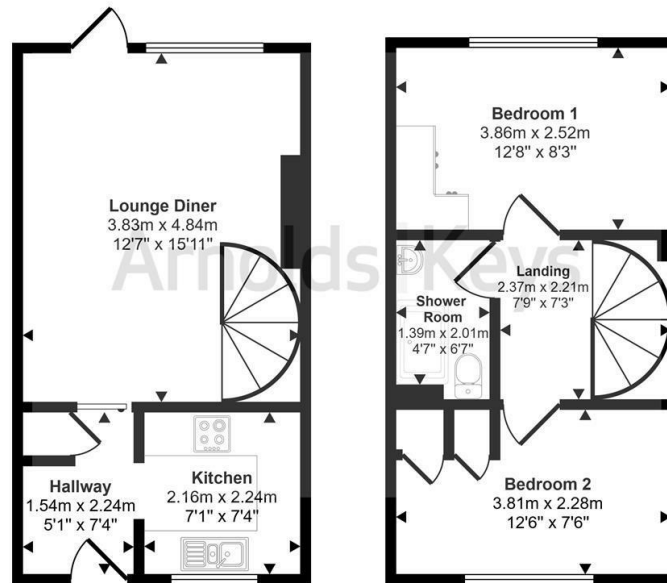
Viewings

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Approx Gross Internal Area
56 sq m / 601 sq ft



Ground Floor
Approx 28 sq m / 299 sq ft

First Floor
Approx 28 sq m / 302 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 Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

