



## The Barn, The Hurn, West Runton, Cromer, NR27 9QS

Price Guide £310,000

- No onward chain
- Garage and off-road parking
- Two bedrooms
- Gas central heating
- Close to Village centre
- South facing garden
- Two reception rooms
- Ideal for both permanent or holiday use

# , The Hurn, West Runton, Cromer. NR27 9QS

Offered with no onward chain is this mid-terraced property of charm and character, dating in part to the 19th century. Located just a stone's throw from the village centre this property is ideal for both permanent or holiday use. The property has gas central heating and is generously proportioned throughout.

West Runton itself is a popular coastal village twixt the main towns of Sheringham and Cromer. A regular coastal bus service passes through the village which also offers a small selection of local shops, restaurants and a railway station too.



Council Tax Band: C



## ENTRANCE PORCH

With part glazed entrance door, further part glazed door opening to:

## ENTRANCE HALL

Radiator and door to:

## CLOAKROOM

Wall mounted gas fired boiler providing central heating and domestic hot water. Close coupled w.c., pedestal wash basin with tiled splashback. Window to rear aspect.

## LOBBY

Built in store cupboard, radiator, tiled floor, leading to:

## OPEN PLAN KITCHEN

Comprehensive range of shaker style base and wall storage cupboards with laminated work surfaces and tiled splashbacks. Inset stainless steel sink unit, provision for washing machine, provision for electric cooker, window to front aspect, turning staircase to first floor. Archway to:

## DINING ROOM

With feature arched window to front aspect, radiator, further archway to:

## SITTING ROOM

Patio doors to south facing rear garden, radiator, provision for TV, feature raised corner fireplace with red brick surround.

## FIRST FLOOR

## LANDING

## BATHROOM

Window to rear aspect, panelled bath with independent power shower above and glass screen, pedestal wash basin, close coupled w.c., radiator, part tiled walls, access to eaves storage space.

## BEDROOM 1

A large 'L' shaped room with window to front aspect, radiator, range of fitted wardrobe cupboards with full length mirror doors.

## BEDROOM 2

Window to front aspect, radiator, fitted cupboard, access to roof space.

## OUTSIDE

Detached brick built GARAGE: With up and over entrance door, personal side door.

## GARDENS

The gardens of this property are at the rear and enjoy a southerly aspect. There is an off-road parking space and an enclosed cottage-style garden with established shrubs and heathers. Immediately at the rear of the property is a terraced paved patio ideal for al fresco dining.

## AGENTS NOTE

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





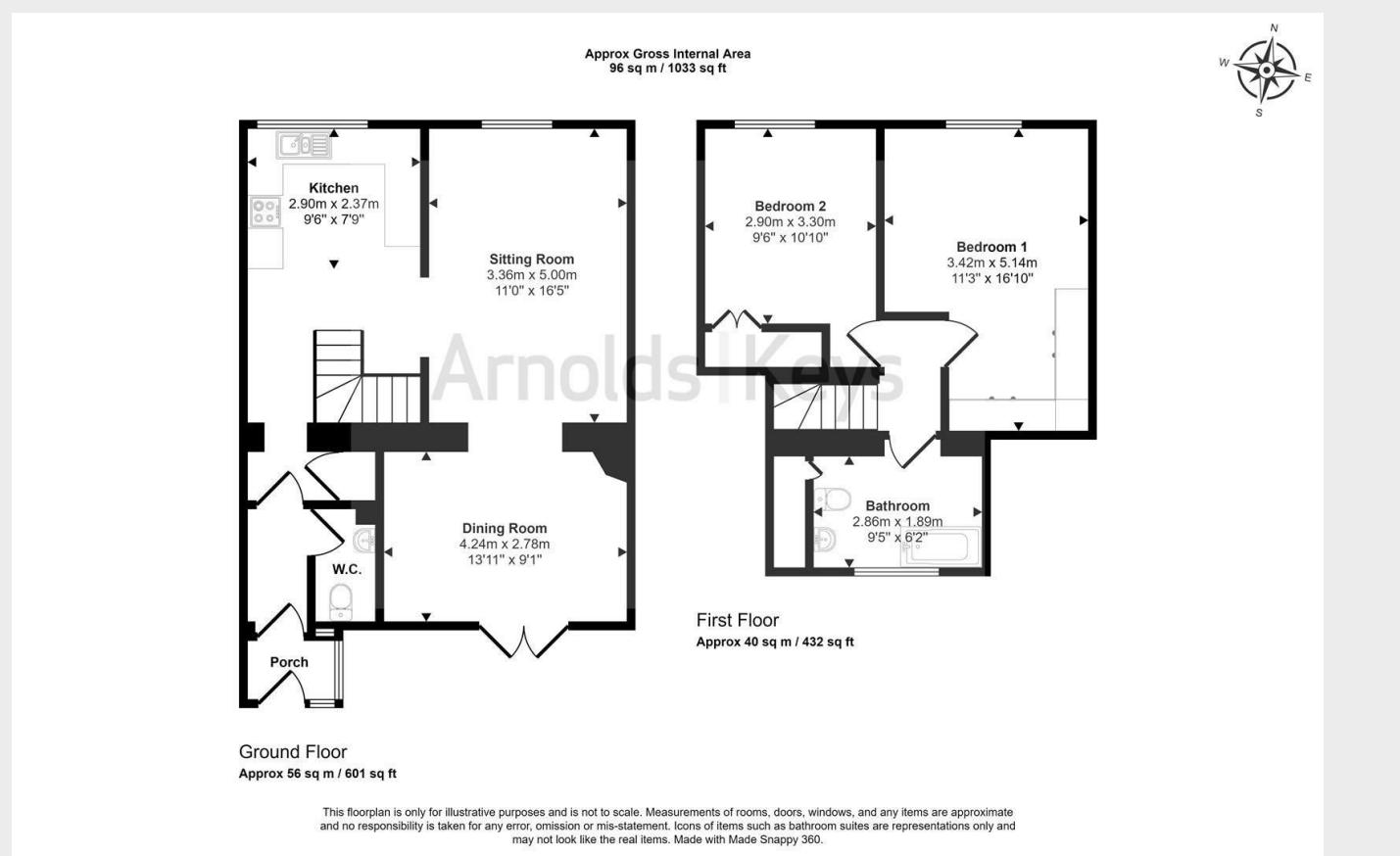
Google

## 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		89
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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 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.

