

# Arnolds | Keys



## Bramble Cottage, 92 Cromer Road, Sheringham, NR26 8RU

Price Guide £190,000

- No onward chain
- Two bedrooms
- Beautifully presented
- Ideal first home or investment property
- Traditional flint and brick construction
- Small garden and off road parking
- Modern electric heating and wood burner
- Close to Beeston Common



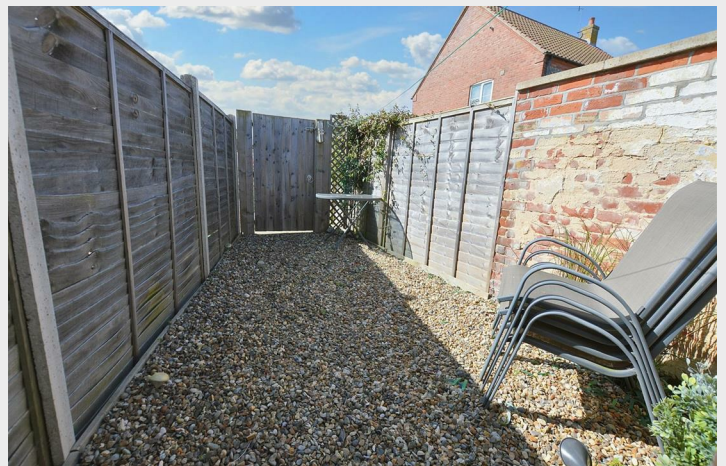
# 92 Cromer Road, Sheringham NR26 8RU

A wonderful opportunity to acquire this superb little cottage constructed in the traditional style of Norfolk Brick and flint elevations beneath a pantiled roof. Although small in size, the property is huge in character with every square inch being used to make it a joy to occupy.

Currently a holiday home, the property has been a permanent home previously, it is beautifully presented and even has a small garden area and an off-road parking space. Heating is provided by modern electric heaters supplemented by a wood burning stove and the windows have been replaced with UPVC sealed units.



Council Tax Band: Exempt



## ENTRANCE PORCH

Part glazed, composite entrance door, Velux roof light and window to side, exposed flintwork, fitted shelving and coats hanging space. Opening to:

## KITCHEN/BREAKFAST ROOM

Window to side aspect, range of shaker style base and wall cabinets with solid wood work surfaces, inset sink, inset electric hob, integrated electric oven, provision for washing machine, fitted breakfast table, window to side aspect, stairs to first floor, open to:

## LOUNGE

A lovely light room with three windows to front and side, recess housing wood burning stove with pamment stone hearth and timber mantel, provision for TV.

## FIRST FLOOR

## LANDING

Access to roof space.

## SHOWER ROOM

Fully tiled shower enclosure with independent electric shower, wash basin with tiled splashback, close coupled w.c., chrome heated towel rail, wall mirror, fitted shelving.

## BEDROOM 1

Window to front aspect, wall mounted electric heater, built in wardrobe cupboard, provision for wall mounted TV.

## BEDROOM 2

Window to rear aspect, wall mounted electric heater, two built in bunk beds, one with storage beneath.

## OUTSIDE

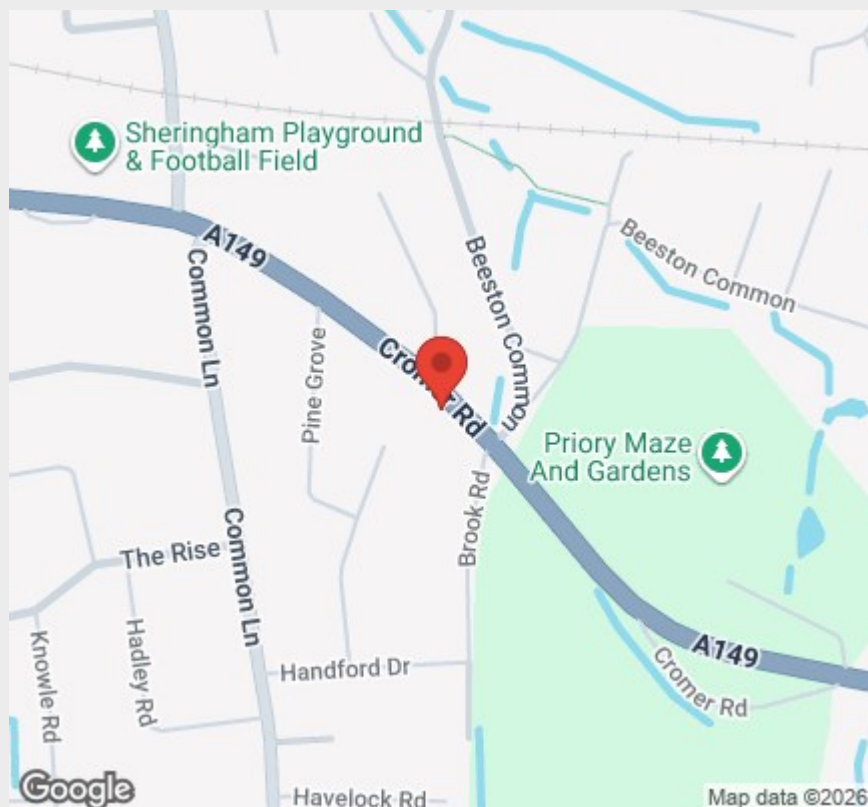
The property has an off-road parking space for one car and a small, separate enclosed garden area leading from the parking space.

## AGENTS NOTE

The property is freehold, has mains electricity, water and drainage connected. The property is currently rated as a business but previously has a Council Tax Rating of Band A. Please note that as this property is currently let for holidays, viewings will be restricted to changeover days or vacant periods.







## Viewings

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

## EPC Rating:

### Energy Efficiency Rating

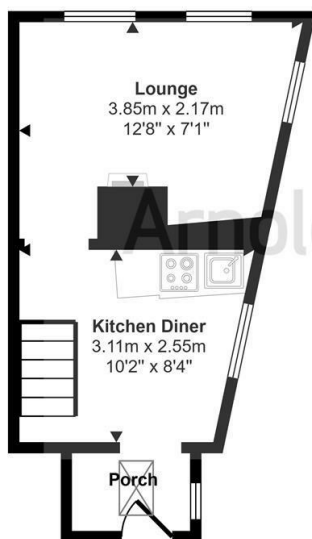
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>39</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

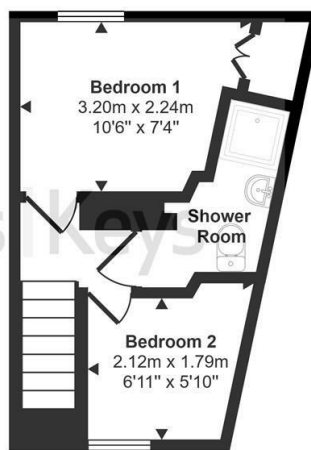
EU Directive  
2002/91/EC



Approx Gross Internal Area  
38 sq m / 405 sq ft



Ground Floor  
Approx 20 sq m / 212 sq ft



First Floor  
Approx 18 sq m / 193 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.



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