Arnolds | Keys









3 Brunswick Terrace The Gangway,, Cromer, NR27 9EU

Price Guide £375,000

- Mid-terrace house
- Sea Views
- 4-5 Bedrooms
- Courtyard to the front
- Two-minute walk from town centre
- Prime location
- Renovation project
- Double glazed wood windows
- Arranged over three floors

11 Station Road, Sheringham, Norfolk, NR26 8RE
01263 822373

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An exciting opportunity to acquire a mid-terraced property in an enviable position overlooking Cromer's main beach and the North Sea, just a short two-minute walk from the town centre and its excellent range of shops, cafés, and amenities. With outstanding sea views, a central location, and significant potential, this property represents an ideal investment or coastal home project.

The property is arranged over three floors and offers generous accommodation including a ground floor reception room and kitchen. The first floor comprises two bedrooms, a bathroom, and separate WC, while the top floor provides three additional bedrooms. Although requiring full renovation, the property benefits from recently installed double-glazed wooden windows and doors, offering a strong starting point for improvement.

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Council Tax Band: B

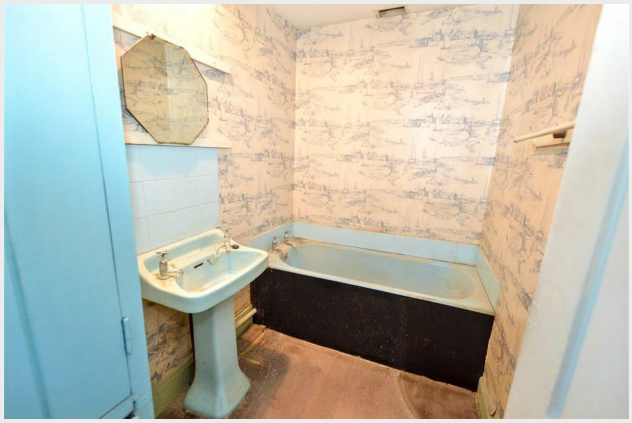






RECEPTION ROOM
Double glazed wooden French doors and two sash style double glazed windows to the sides. Two ceiling lights.

KITCHEN
Solid wood sash style double glazed window and door to the rear. Sink and base unit, ceiling light, storage cupboard and understairs storage area.



LANDING
Stairs to second floor. Doors to separate WC, bathroom and two bedrooms. Ceiling light.

BEDROOM ONE
Large bay window with double glazed sash window to the front with superb views over the beach and sea. Ceiling light, door to built in wardrobe.

BEDROOM TWO
Double glazed wood sash style window to the rear. Ceiling light.



SEPARATE WC
WC, ceiling light.

BATHROOM
Bath, sink and storage cupboard. Ceiling light.

SECOND FLOOR LANDING
Step up to bedroom three and four. Ceiling light.

BEDROOM THREE
Wood sash style bay windows to front with superb sea and beach views. Ceiling light and door to built in wardrobe.

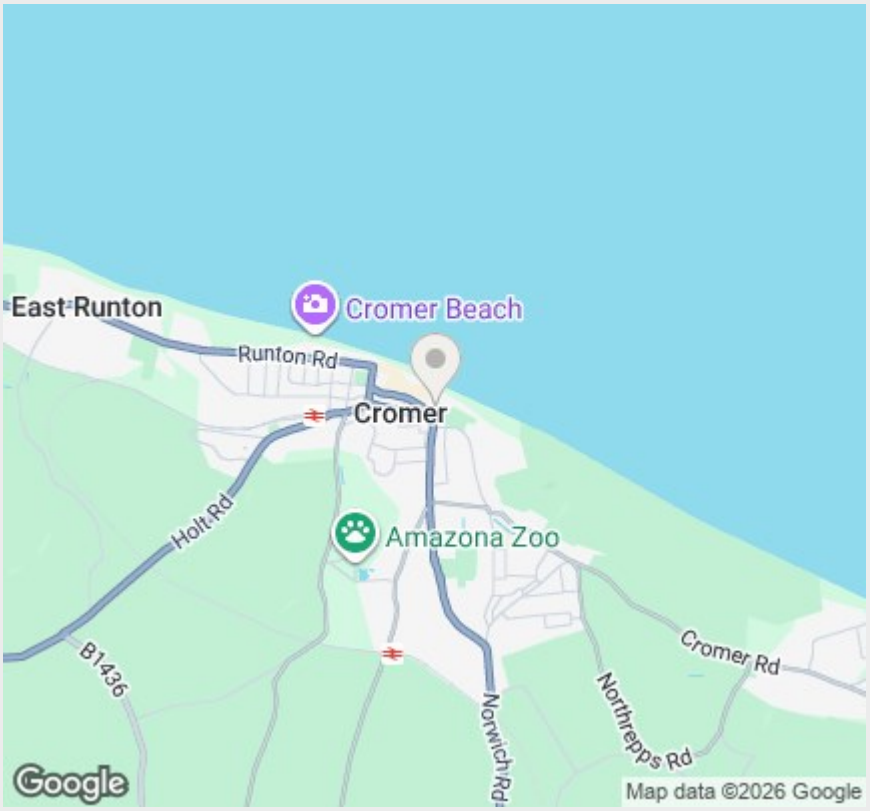
BEDROOM FOUR
Ceiling light, Velux roof window and door to:



BEDROOM FIVE/OFFICE
Wood sash style window to the rear, ceiling light.

OUTSIDE
Small courtyard to the front with sea views. Communal rear access for all terrace properties and refuse bins.

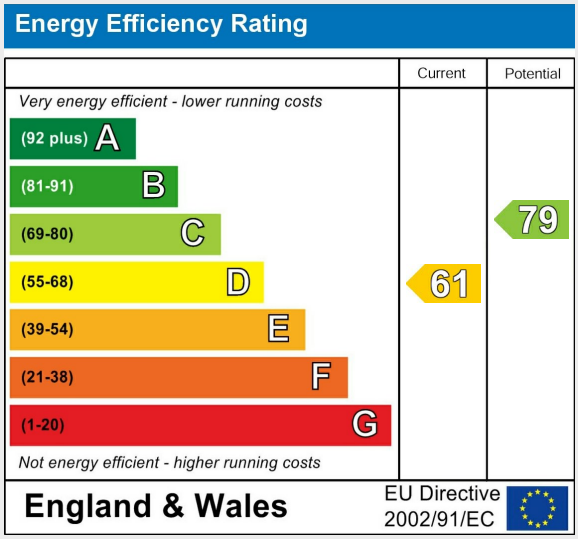
AGENTS NOTE
This is a freehold property, mains services are connected. Mains water, sewage and drainage. The property holds a council tax band B.

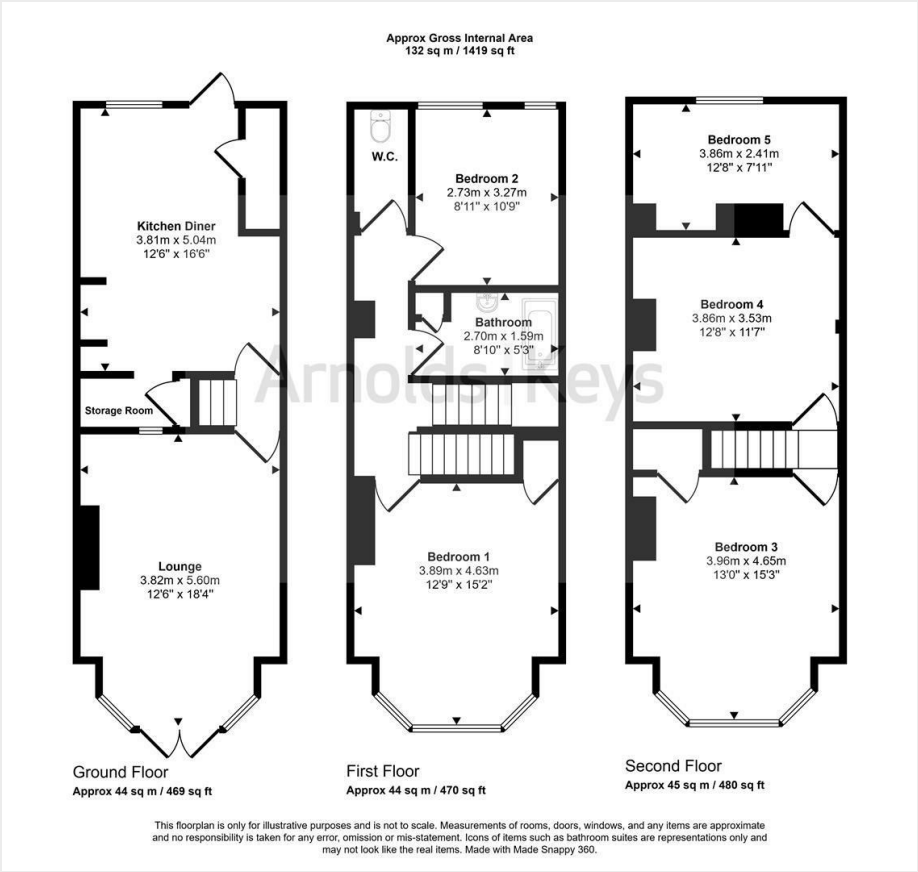


Viewings

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

EPC Rating:





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.

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