



COMPIT HILLS , CROMER, NR27 9LL

£350,000
FREEHOLD

This detached bungalow lies in a quiet residential area of Cromer. This spacious property would make a an ideal home for a retired couple or a family home with the layout having plenty of scope. The property consists of two/three bedrooms, family bathroom and separate toilet, Large kitchen diner, large lounge, dining room and conservatory. There is a integral garage with separate utility area and door to rear garden that is fully enclosed. To the front is a driveway with plenty of parking.

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COMPIT HILLS

- CHAIN FREE • DETACHED BUNGALOW • SOUGHT AFTER RESIDENTIAL AREA • WALKING DISTANCE TO TRAIN STATION • DRIVEWAY, GARAGE & GARDEN • TWO/ THREE BEDROOM • DINING ROOM • KITCHEN DINER • FAMILY BATHROOM • SEPERATE WC



CROMER

Cromer is a vibrant predominantly Victorian town perched on the very edge of the North Norfolk Coast, famous for its wide open beaches, Cromer crabs and traditional pier complete with theatre providing Seaside Special variety shows. Rich in its fishing heritage, Cromer also has a lighthouse and a proud tradition of RNLI service. There is an excellent mix of small independent local shops and a wide variety of cafes, restaurants, pubs and holiday accommodation together with train and bus links to The Broads and Norwich, some 23 miles distant. There is also a hospital, doctors and dental surgery, library and The Royal Cromer Golf Club.

The property is within walking distance to the local infant, primary and secondary school along with transport links and doctors and hospital.

OVERVIEW

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AGENTS NOTE

Mains water, mains drainage, gas central heating.

Council tax band C

EPC Current- 69C Potential - 83B

61 COMPIT HILLS





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	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements