



**LINKS AVENUE
CROMER, NR27 0EQ**

**£325,000
FREEHOLD**

*** CHAIN FREE ***

Situated in a popular residential area of the increasingly sought after seaside town of Cromer. This 3-bedroom semi-detached house presents a rare opportunity for those seeking a property with significant potential for development or used for a potential building plot. Boasting a massive corner plot with pre-application planning for a building plot, this property offers endless possibilities for improvement, extension, and further building. **VIEWING HIGHLY RECOMMENDED**

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HENLEYS
Residential Sales & Lettings

LINKS AVENUE

- CHAIN FREE • THREE BEDROOM SEMI DETACHED HOUSE • HUGE POTENTIAL TO EXTENDED & RENOVATED • POTENTIAL BUILDING PLOT PRE APPLICATION APPROVAL • TWO RECEPTION ROOMS • KITCHEN AND PANTRY • FAMILY BATHROOM & CLOAKROOM • OUTBUILDINGS • WALKING DISTANCE TO BEACH, TOWN, HOSPITAL & SHOPS • VIEWING HIGHLY RECOMMENDED



CROMER

Cromer is an extremely popular seaside town on the North Norfolk coast which became a resort in the early 19th century with some of the rich Norwich banking families making the town their family destination. Facilities include the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties include Felbrigg and Blickling Halls, Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles, with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under two hours and the Norwich International Airport on the northern outskirts of the city. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles.

OVERVIEW

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ENTRANCE HALL

Door to the front, stairs to the first floor and doors off.

LIVING ROOM

Double glazed window to the front and the rear, laminate wooden flooring and open fire with tiled fireplace and hearth.

DINING ROOM

Double glazed window to the front and the side. Carpets and radiator

KITCHEN

Double glazed window to the rear, wall and base units, sink drainer, freestanding cooker. Wall mounted gas central heating boiler. Door into large pantry and door into cloakroom. Back door leading to outbuildings and rear garden.

CLOAKROOM

Double glazed window to the rear, wash hand basin and WC.

LANDING

Door off to bedrooms and shower room. Loft access.

BEDROOM ONE

Double glazed windows to the front and rear. Carpets and radiator. Fitted wardrobes and wall mounted shelving and mirror.

Council Tax Band - B

EPC register- TBC

Mains Gas, Electric & Water

BEDROOM TWO

Double glazed window to the front and the side, exposed wooden floor boards, radiator, dooring leading into small room with double glazed window to the front. This could easily be attempted into a ensuite.

BEDROOM THREE

Double glazed window to the rear, carpets and built in cupboard.

SHOWER ROOM

Double glazed window to the rear, part tiled, shower cubicle, WC and wash hand basin.

OUTSIDE

The property benefits from a generous lawn that wraps around to the side and rear, offering a substantial garden space with excellent potential for extension or even further development, subject to the necessary planning permission.

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AGENTS NOTE

10 LINKS AVENUE





Approximate total area⁽¹⁾
829 ft²
77 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.