



## HARTINGTON ROAD , CROMER, NR27 0EJ

£185,000  
FREEHOLD

NO CHAIN. A two bedroom cottage tucked away on the outskirts of Cromer comprising Newly fitted Kitchen/Diner, Lounge, Two Bedrooms, Bathroom, Small Courtyard Garden & Communal Courtyard. Call Henleys to view.

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ESTATE AGENCY SIMPLIFIED

# HARTINGTON ROAD

- NO CHAIN • Terraced Cottage • Lounge • Newly Fitted Kitchen/Diner • Two Bedrooms • Bathroom • Gas Central Heating • Redecorated Throughout, & New Windows to the Front • Small Courtyard Garden & Communal Courtyard • Call Henleys to view



## OVERVIEW

Situated ideally for local schools, shops and public transport links, is this delightful mews 2 bed cottage with its own courtyard garden. The property is being sold with no upward chain so you could move straight in!

## FIRST IMPRESSIONS

The cottage sits within a small complex of similar properties. It is accessed off Hartington Road via a communal courtyard which serves all the properties.

## KITCHEN

Split stable entrance door, windows to front, shaker style wall and base units set beneath laminate effect work surfaces, inset stainless steel sink and drainer unit, wall mounted gas fired boiler, space for electric cooker, space for under counter fridge, plumbing for washing machine. Part tile effect and part carpet flooring, wall mounted radiator, door to the lounge. The kitchen is currently in the process of being replaced and details will be updating accordingly once the works are complete.

## LOUNGE

uPVC double glazed bay window to rear aspect, fireplace with electric heater, wall mounted radiator, carpeted flooring, uPVC double glazed door to the rear aspect, staircase leading to first floor.

## BEDROOM ONE

uPVC double glazed bay window to rear aspect, wall mounted radiator, carpeted flooring.

## BEDROOM TWO

Dormer window to front aspect, wall mounted radiator, carpeted flooring.

## BATHROOM

Obscure window to front aspect, white panel sided bath, low level WC, pedestal wash basin, tiled effect flooring, tiled splash backs.

## OUTSIDE

To the rear of the property is a small courtyard garden with high level rockery style garden. Please note the rear garden does have access through to the adjoining property.

## Agents Note

Please note the house has been redecorated throughout, the front windows are in the process of being replaced as is the kitchen. Details and photos will be updated accordingly once the works are complete.

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