

# Arnolds | Keys



20 Renwick Park East, West Runton, Cromer, NR27 9LY

Price Guide £350,000

- No onward chain
- In need of updating
- Gas central heating
- Garage and of-road parking
- Cul-de-sac location
- Three bedrooms
- Close to National Trust woodland
- Conservatory at rear

# 20, Renwick Park East, West Runton, Cromer NR27 9LY

Enjoying a cul-de-sac location is this detached bungalow which is offered for sale with no onward chain. Renwick Park is a popular area of West Runton and is located south of the Village adjacent to the National Trust Woodland at Roman Camp. The Village offers a small selection of local shops and bus and rail services provide easy access to Sheringham and Cromer.

This property would benefit from updating but would provide a comfortable home in a favoured location when such works have been carried out. The property has the benefit of gas fired central heating and sealed unit glazing in UPVC frames.



Council Tax Band: D



## ENTRANCE PORCH

Part glazed composite entrance door with glazed side panel, further part glazed wooden door opening to:

## ENTRANCE HALL

Radiator, built in store cupboard, access to roof space.

## LOUNGE/DINING ROOM

Windows to three aspects including glazed door to rear garden, feature stone wall with arched alcove and recess housing stove with stone hearth, two radiators, provision for TV, glass panelled door to hallway.

## KITCHEN

Fitted with a range of oak-faced base and wall cabinets with laminated work surfaces and tiled splashbacks. Inset electric hob, built in electric double oven, inset sink unit, wall mounted gas boiler providing central heating and domestic hot water. Glass panelled doors to hall and:

## CONSERVATORY

Of UPVC construction on brick base. Radiator, doors to rear garden.

## BATHROOM

Panelled bath with independent electric shower above, close coupled w.c., vanity wash basin with cupboards beneath, chrome heated towel rail, built in linen cupboard, radiator, part tiled walls.

## BEDROOM 1

A double aspect room with windows to front and side, radiator, built in wardrobe cupboard with folding mirror doors.

## BEDROOM 2

Window to rear aspect, radiator, curtained wardrobe recess.

## BEDROOM 3

Radiator, window to front aspect.

## OUTSIDE

Attached brick built GARAGE: With roller entrance door, electric light and power point. Timber GARDEN SHED.

## GARDENS

The property is approached over a block pavia driveway leading to the garage and providing additional off-road parking. There is a well-stocked, raised flower bed to the front too. The attractive rear

garden is fully enclosed and has a paved patio immediately at the rear of the property with steps down to a large lawn with established planting to the borders.

## AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band D.




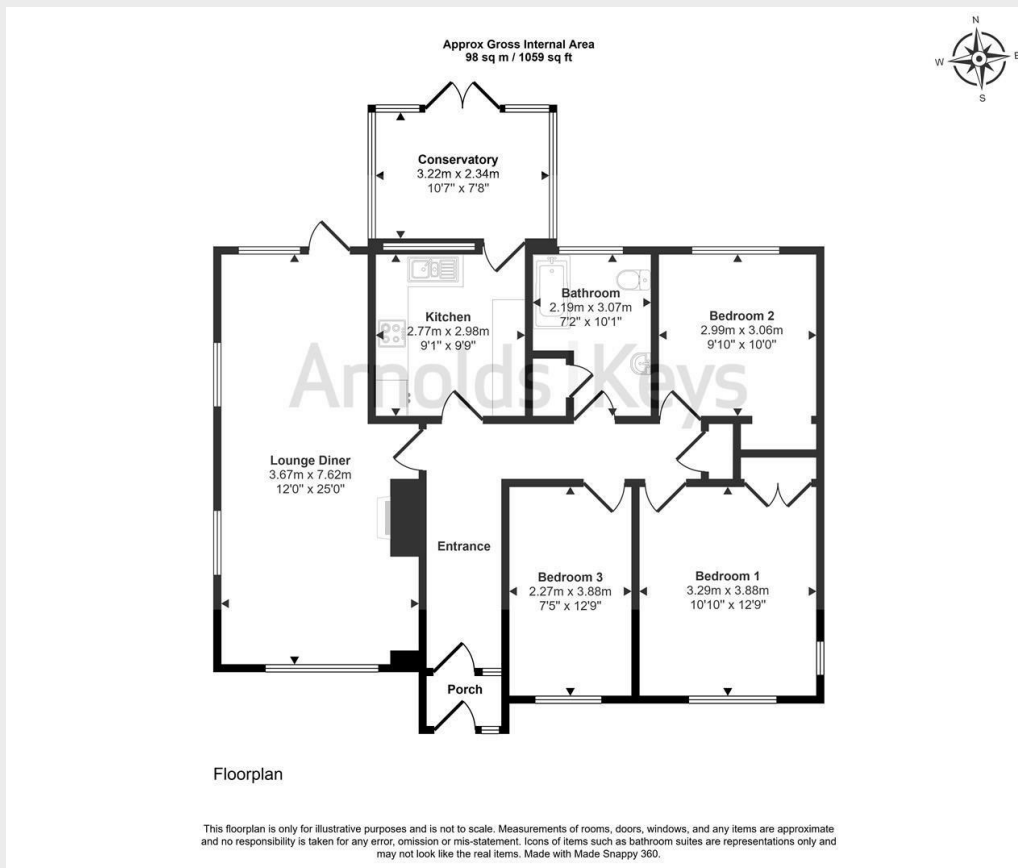


## Viewings

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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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.

