

# property details **approval form**

147 Mill Road, Cromer, Norfolk, England, NR27 0BH

**Date:** 03 July 2026

**Property Ref and Version:** CRM109270 - 0005

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£300,000

Tenure: Freehold

## >> **key features**

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- > Two good size reception rooms
- > Four bedrooms and two bathrooms
- > Close to the schools
- > Kitchen already in place
- > Stylish family bathroom with roll-top bath ready to use.
- > Electrics all recently updated with radiator points in place.
- > Small, low maintenance rear courtyard
- > EPC Rating: D

## >> **short description**

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Looking for a project? This four bedroom, two bathroom Victorian terrace may well be the one!

## >> **long description**

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Sitting within the popular and well-served Suffield Park area in Cromer, this spacious Victorian terrace house has bags of potential. Offering two reception rooms, four double bedrooms and two bathrooms, it is just waiting a buyer with imagination to come and put their stamp on it.

## >> **directions**

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## >> **Agent Note**

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**Your William H Brown office:** 17 - 19 West Street, CROMER, Norfolk, NR27 9HZ  
**T** 01263 513764 **E** Cromer@williambrown.co.uk

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## >> **room description**

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### **Hallway**

The entrance to this property is in the traditional Victorian style with stairs to the first floor rising from the hall way. UPVC Door to front, access to the stairs.

### **Reception Room One**

Large windows to the front of the property flood this room with light. There is a closed chimney breast, offering the potential to restore this room with an original fireplace. the floorboards provide a blank canvas for flooring and could even be polished and stained.

UPVC window to front.

### **Reception Room Two**

Likely to be used as the dining room, this space is open-plan with the kitchen and has double doors into the courtyard garden bringing lots of light.

UPVC double doors to rear.

### **Kitchen**

Currently housing base and wall units, a sink and an oven, this kitchen is a good size, though there is an opportunity to extend into the utility area.

Plumbing for washing machine. UPVC windows to side.

### **Utility Area**

A good size room with kitchen base units.

### **W.C.**

The addition of a downstairs WC makes this property even more practical.

W.C and hand basin

### **Bedroom One (first Floor)**

A good sized double bedroom with an ensuite bathroom.

UPVC window to front.

### **Ensuite**

This ensuite is small but perfectly formed and offers a shower unit, a hand basin and a macerator toilet.

### **Bedroom Two (First Floor)**

A good size double room, offering space and comfort.

UPVC window to rear

### **Bathroom (first Floor)**

A stylish and spacious family bathroom with a roll-top bath, wc and hand basin.

hard flooring and UPVC window to side

### **Bedroom Three (second Floor)**

A good size double room with partially sloping ceilings and a velux window to the rear.

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### **Bedroom Four (second Floor)**

Another spacious double room.

UPVC window to front.

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## >> **property images**

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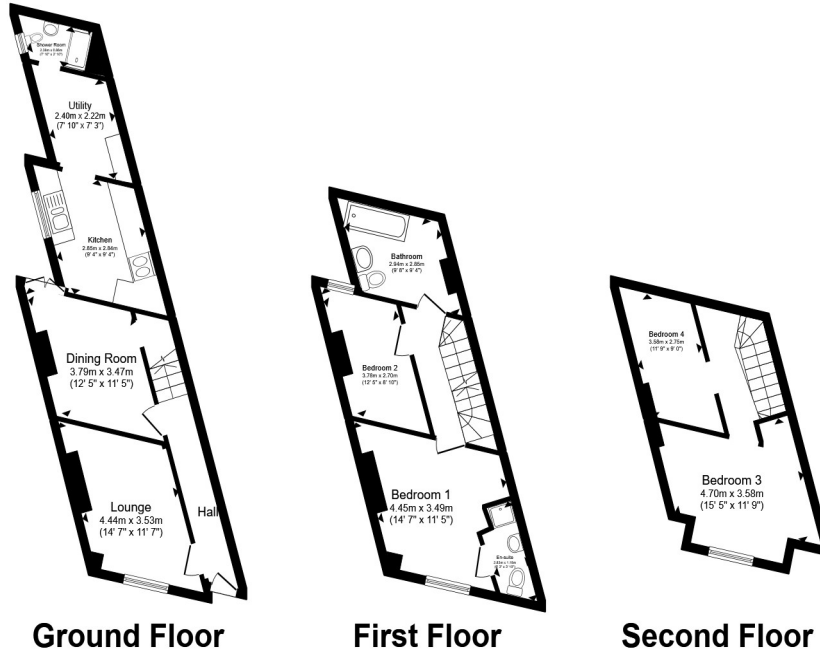
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## >> floor plan



Total floor area 91.5 m<sup>2</sup> (985 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



## >> approval

	Signature	Date
Lynda Gotts-White		
Mrs S. Hurst		

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