









welcome to

Pegg Road, Sheringham

** Turn Key Property **

William H Brown are delighted to offer this well-presented Two Bedroom Terraced House set in an ideal location in the ever popular seaside town of Sheringham. Call us to book your viewing now!













Description

Located in the popular seaside town of Sheringham is this Mid-Terraced Norfolk Home which enjoys internal accommodation to include Entrance Hall, Lounge, Kitchen/Dining Room and Cloakroom to the ground floor, whilst upstairs offers 2 Bedrooms and fitted Bathroom. Outside has allocated parking and gardens to the front & rear.

Sheringham is a delightful small town in an area of Outstanding Natural Beauty on the North Norfolk coast nestling between the sea and Pretty Corner woods. The town is a popular holiday destination, and the centre has an excellent range of independent shops and a Tesco's supermarket. There are schools for all ages including many public schools within a few miles, together with bus and rail links to the bustling city of Norwich and the nearby towns of Holt and Cromer. There is a modern health centre, dentist, theatre and library together with the Reef Leisure Centre and a magnificent 18-hole clifftop golf course.

Entrance Hall

Front door leads you in with wall mounted radiator, stairs to first floor and doors to Cloakroom & Living Room.

Cloakroom

Suite comprising WC, wash basin & double glazed window

Living Room

15' 5" into bay x 11' (4.70m into bay x 3.35m)

Double glazed bay window to the front, cupboard under the stairs, wall mounted radiator, wood effect laminate flooring & wall mounted radiator. Opens to Kitchen/Dining Room.

Kitchen / Dining Room

14' 1" x 8' 8" (4.29m x 2.64m)

Fitted with a range of wall and base units, white resin sink & drainer, integrated oven, hob & space for free standing fridge/freezer. Double glazed window to the rear & double glazed patio doors to rear garden.



Ground Floor

First Floor

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.focalagent.com



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BathroomSuite consisting of bath with shower overhead, hand wash basin & WC. Double glazed window & towel rail.

Built-in cupboard housing Worcester boiler and

Double glazed window to the front, wall mounted

radiator, carpeted flooring & built-in wardrobe.

11' 5" x 7' 11" into recess (3.48m x 2.41m into recess)

Double glazed window to the rear, wall mounted

Outside

First Floor Landing

11' x 9' 6" (3.35m x 2.90m)

radiator & carpeted flooring.

Bedroom One

Bedroom Two

doors to Bedrooms & Bathroom.

To the front of the property is a gravel area and path to front door.

The rear garden is laid to imitation grass with gravel border and has a gate which leads to allocated offroad parking & bins.

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Pegg Road, Sheringham

- Two Bedroom Terraced House
- Allocated Off-Road Parking
- Well-Presented Throughout
- Close to Schools
- Norfolk Homes Build

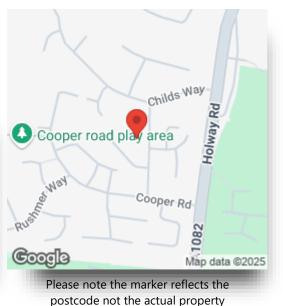
Tenure: Freehold EPC Rating: C

£250,000









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Property Ref: CRM108871 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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