



The Avenue, Sheringham NR26 8DQ

welcome to

The Avenue, Sheringham

Currently divided into 4 apartments arranged over 3 floors a detached free hold property with garden and parking garden and ground floor apartment requiring modernisation. . The ground floor apartment is offered with vacant possession, the other 3 being tenanted.



Flat 1

Entrance Hall

Herringbone pattern floor and radiator.

Sitting Room

15' 5" x 13' max (4.70m x 3.96m max)
Fireplace with tiled inset, picture rail and door to garden. Double doors opening into;

Dining Room

13' x 13' max (3.96m x 3.96m max)
Fireplace with tiled insert, 3 radiators, secondary glazed bay window to the front.

Kitchen

11' 9" max x 11' 5" max (3.58m max x 3.48m max)
Base units with worktops, butler sink, gas hob, wall mounted boiler, door to side.

Shower Room

WC, wash hand basin, extractor, heated towel rail and double glazed window to the side. This room requires some attention

Bedroom

14' 1" max x 9' 9" max (4.29m max x 2.97m max)
Built in cupboard and window to the rear.

Communal Entrance Door Communal Hall

Stairs to 1st floor, communal chargeable washing machine

Flat 2

1st floor entrance door

Kitchen

10' 10" x 8' 10" (3.30m x 2.69m)
Kitchen with wall and base units, built in oven, gas hob, hood, wall mounted boiler, decorative fireplace and stainless steel sink. Window to rear

Sitting Room

13' 2" max x 9' 6" (4.01m max x 2.90m)
Decorative fire place, radiator and double glazed window to the rear.

Bedroom

10' 2" x 5' 10" (3.10m x 1.78m)
Radiator and double glazed window to the side.

Shower Room

Recently modernised, shower cubicle, WC, wash hand basin, heated towel rail, wall light and shaver point. Window to side.

Flat 3

1st Floor Entrance Door

stairs to 2nd floor landing with radiator and loft hatch, window side

Kitchen

11' 8" x 10' 9" max (3.56m x 3.28m max)
Kitchen with wall and base units, built in oven, gas hob, hood, wall mounted boiler, built in cupboard, radiator and stainless steel sink. Double glazed window to rear

Sitting Room

13' max x 13' (3.96m max x 3.96m)
Decorative fire place, radiator and double glazed window to the rear.

Bedroom

13' 3" max x 10' 6" (4.04m max x 3.20m)
Radiator and double glazed window to the front.

Bathroom

Panelled bath with shower handset, wc, wash basin, heated towel rail, double glazed window to front.

Flat 4

1st floor entrance door

Sitting Room

12' 1" x 11' 10" into bay (3.68m x 3.61m into bay)
Decorative fire place, radiator, cupboard housing boiler and bay window to the front.

Kitchen Area

7' 2" x 4' 3" (2.18m x 1.30m)
Kitchen with wall and base units, electric oven, gas hob, hood, stainless steel sink and double glazed window to the side.

Bedroom

8' 9" x 8' 4" (2.67m x 2.54m)
Radiator and double glazed window to the front.

En Suite

Recently modernised, shower cubicle, WC, wash hand basin and double glazed window to the side.

Outside

Off road parking to the front, small front garden area and much larger rear garden, with gate onto Avenue South, the garden does require attention but offers much potential. There is an adjoining store and a further garden shed.



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welcome to

The Avenue, Sheringham

- Three one bedroom apartments, One ground floor two bedroom apartment
- Ground floor flat with vacant possession
- One bedroom apartments currently let producing circa £19,000 pa
- Rear garden requiring attention
- Off road parking

Tenure: Freehold EPC Rating: Awaited

£550,000



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.floorplans.com



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Please note the marker reflects the postcode not the actual property

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Property Ref:
HOL106237 - 0004

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