

# Arnolds | Keys



7 Priory Close, Beeston Regis, Sheringham, NR26 8SL

Guide Price £360,000

- Three bedrooms
- Sealed glazed units
- Off road parking and garage
- Gas fired central heating
- Large garden
- Beautifully presented

# 7 Priory Close, Beeston Regis NR26 8SL

We are delighted to bring to the market this beautifully presented detached bungalow enjoy one of the largest plots in this location.

The property offers three bedrooms, a modern kitchen and bathroom, sealed glazed units, gas fired central heating and a garage. A local bus service to the Town Centre passes close by.



Council Tax Band: C



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The property offers three bedrooms, modern kitchen and bathroom, sealed glazed units, gas fired central heating and garage.

The property is located in Beeston Regis, approximately a mile from the centre of Sheringham with its excellent selection of local shops and restaurants. A regular bus service passes along the Coast road and footpaths lead through Beeston Common to the edge of the Town. A private viewing of the interior of this property is essential.

### **ENTRANCE HALL**

Access to loft space, built in cupboard with gas fired boiler, airing cupboard, built in cupboard.

### **SITTING/DINING ROOM**

Front and side aspect double glazed windows ,two radiators, feature fire surround housing electric fire, fitted carpet.

### **KITCHEN**

Double glazed window with garden views, double glazed door to the driveway, a range of fitted wall and base units with work surfaces over, inset set, built in electric oven with ceramic hob and extractor hood over, integrated fridge/ freezer, space and plumbing for an automatic washing machine.

### **BEDROOM 1**

Double glazed window to the front aspect, radiator, fitted carpet.

### **BEDROOM 2**

Double glazed window to the rear aspect, radiator, fitted carpet.

### **BEDROOM 3**

Double glazed window to the rear aspect, radiator, fitted carpet.

### **BATHROOM**

Double glazed window to the side aspect, heated chrome towel rail, bathroom suite comprising of concealed WC, wash hand basin in a vanity unit, panelled enclosed bath with mixer tap and separate electric shower unit, tiled walls.

### **GARAGE**

Up and over door, double glazed window and courtesy door.

### **EXTERNAL**

There is off road parking leading to a single garage. The front garden is a low maintenance gravel design. To the rear there is a large low maintenance gravel garden dived by a low picket fence and a patio area and outside tap.

### **AGENTS NOTE**


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

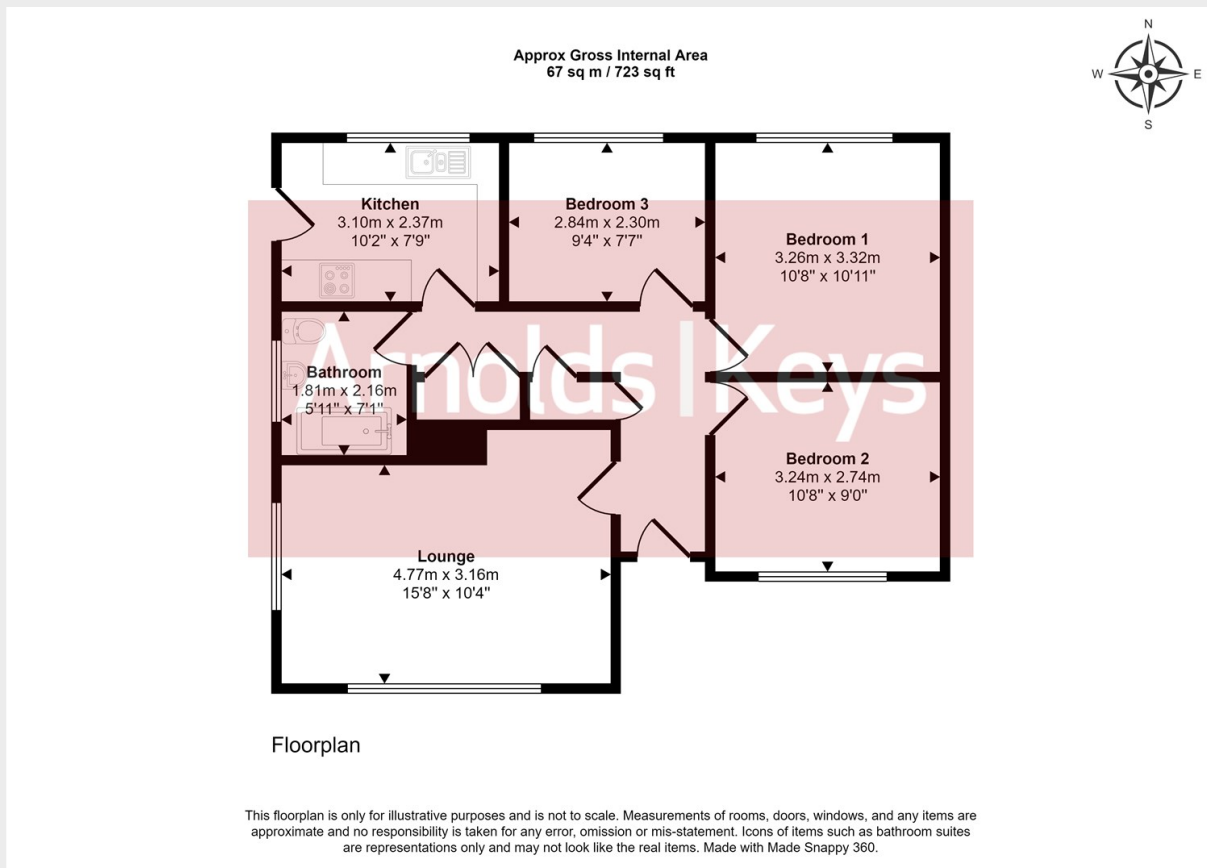


## Viewings

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>			
(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 and 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

