

# Arnolds | Keys



**26 Huntley Crescent, Sheringham, NR26 8QQ**

**Fixed Asking Price £106,000**

- Offered with no onward chain
- Shared ownership scheme
- Gas central heating
- Enclosed rear garden
- Retirement complex
- Two Bedrooms
- UPVC windows and doors
- Off-Road parking



# 26 Huntley Crescent, Sheringham NR26 8QQ

An excellent opportunity to purchase a retirement bungalow set in a cul-de-sac location within walking distance of the beach and Town Centre.

The property is a semi-detached bungalow constructed in 2019 and offers well-proportioned accommodation with the benefit of gas fired central heating, the gardens have been arranged for ease of maintenance too. Applicants must be aware of the conditions of this sale and we refer you to the Agents Note below.



Council Tax Band: A



### **ENTRANCE PORCH CANOPY**

With part glazed UPVC entrance door opening to:

### **ENTRANCE HALL**

Radiator, fitted store cupboard.

### **KITCHEN**

Fitted with a comprehensive range of modern base and wall storage cupboards with laminated work surfaces and tiled splashbacks. Inset stainless steel sink unit, provision for washing machine, space for either electric or gas cooker with filter hood above, space for fridge/freezer, window to front aspect.

### **LOUNGE/DINER**

A well-proportioned room with two radiators, built in store cupboard, access to roof space, TV point, window and French doors opening to rear garden.

### **BATHROOM**

Panelled bath with mixer shower and screen, pedestal wash basin, close coupled w.c., window to side aspect, radiator, tiled splashbacks.

### **BEDROOM 1**

Window to rear aspect, radiator.

### **BEDROOM 2**

Window to front aspect, radiator.

### **OUTSIDE**

To the front of the property is a brickweave area for off-road parking. A paved area then leads to the front entrance. A gated side access then leads to the fully enclosed rear garden which has been arranged for ease of maintenance. It is in the style of a paved courtyard with raised and well-stocked flower beds.

### **AGENTS NOTE**

The property is leasehold and is held on the balance of a 125 year lease commencing 2019. All mains services are connected and the property has a Council Tax rating of Band A.

Applicants must be aware that this is a shared ownership property and we are offering a 40% share at the fixed price of £106,000. The remaining 60% share is then rented at £373.25 pcm to include Service Charge and Buildings

Insurance. Additional percentage may be purchased up to a maximum of 75%. Applicants will be subject to an affordability assessment. Please also note that this property does have a local connection restriction meaning that you must live work or have a family connection to the North Norfolk District Council area. Any purchaser must have reached a minimum age of 55. For further information please contact us on 01263 822272






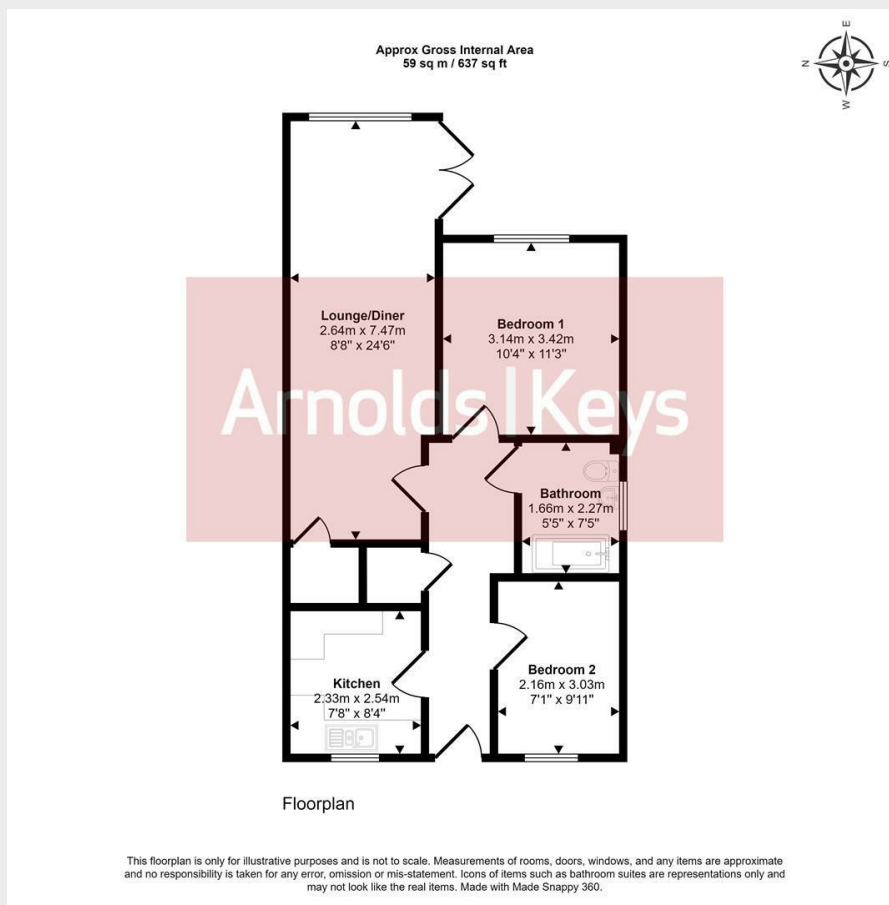


## Viewings

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>			<b>96</b>
(81-91) <b>B</b>		<b>82</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 are 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.