

# Arnolds | Keys



**38 Cromer Road, Sheringham, NR26 8RR**

**Offers Over £395,000**

- No onward chain
- Close to transport links
- Up to seven bedrooms
- In need of updating
- Convenient for the Town Centre
- Two reception rooms
- Off-road parking at the rear
- Great potential to create a family home

# 38 Cromer Road, Sheringham NR26 8RR

Offered with no onward chain is this substantial dwelling constructed as a detached property but currently abutting the neighbouring property. Located just a stone's throw from the Town Centre and close to both bus and rail services, this would provide an excellent, well-proportioned family home.

The property has off-road parking at the rear and would benefit from some updating, but this is reflected in the Guide Price.



Council Tax Band: E



### **ENTRANCE HALL**

Part glazed entrance door with stained glass name panel above, service meter cupboard, radiator, ornate archway, stairs to first floor with understairs store cupboard.

### **SITTING ROOM**

Wide bay window to front aspect, radiator, feature fireplace with ornate timber surround.

### **DINING ROOM**

Glazed French doors to rear garden, radiator, TV aerial point, feature period fireplace with open fire if required.

### **KITCHEN**

Fitted with a range of white base and wall cupboards with laminated work surfaces and tiled splashbacks, built in breakfast bar, built in double oven and inset hob, provision for dishwasher, inset sink unit, window to rear, access to roof space.

Door to:

### **UTILITY ROOM**

Further range of base units with work surfaces and inset sink unit. Provision for washing machine, radiator, window and door to rear. Floor mounted gas boiler (gas supply currently disconnected).

Door to:

### **SHOWER ROOM**

Two radiators, shower tray, pedestal wash basin, close coupled w.c., tiled floor, part tiled walls.

### **FIRST FLOOR LANDING**

Stairs to second floor with understairs store cupboard, radiator.

### **BEDROOM 1**

Window to rear, radiator, range of fitted bedroom furniture.

### **BEDROOM 2**

Window to front aspect, radiator, fitted wardrobe cupboard.

### **BEDROOM 7**

Window to front aspect, radiator.

### **BATHROOM**

Period style, roll top bath, window to rear, partially tiled walls, radiator, provision for shower and wash basin.

### **SEPARATE W.C.**

Low level w.c., window to side aspect. Tiled walls.

### **SECOND FLOOR LANDING**

Radiator, access to fully boarded roof space with Velux window providing views to the sea..

### **BEDROOM 3**

Radiator, window to rear aspect.

### **BEDROOM 4**

Radiator, window to front aspect.

### **BEDROOM 5**

Radiator, window to rear aspect.

### **BEDROOM 6/OFFICE**

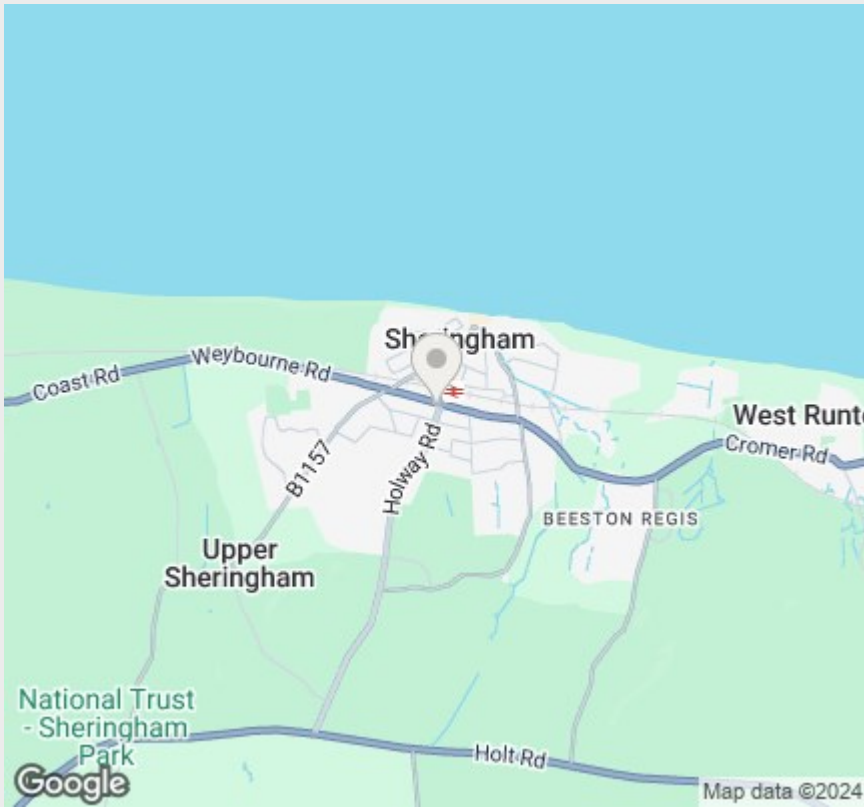
Radiator, window to front aspect, fitted Dexion shelving.

### **OUTSIDE**

To the front of the property is a small walled garden area. A side access leads to the rear garden. There is a further vehicular access to the property via Sadlers Lane at the rear. This provides access to the covered parking area (with space for up to four vehicles) and the enclosed rear garden with covered patio.

### **AGENTS NOTE**


The property is freehold, has mains electricity, water and drainage connected. Gas is available but currently disconnected. The property has a Council Tax Rating of Band E.

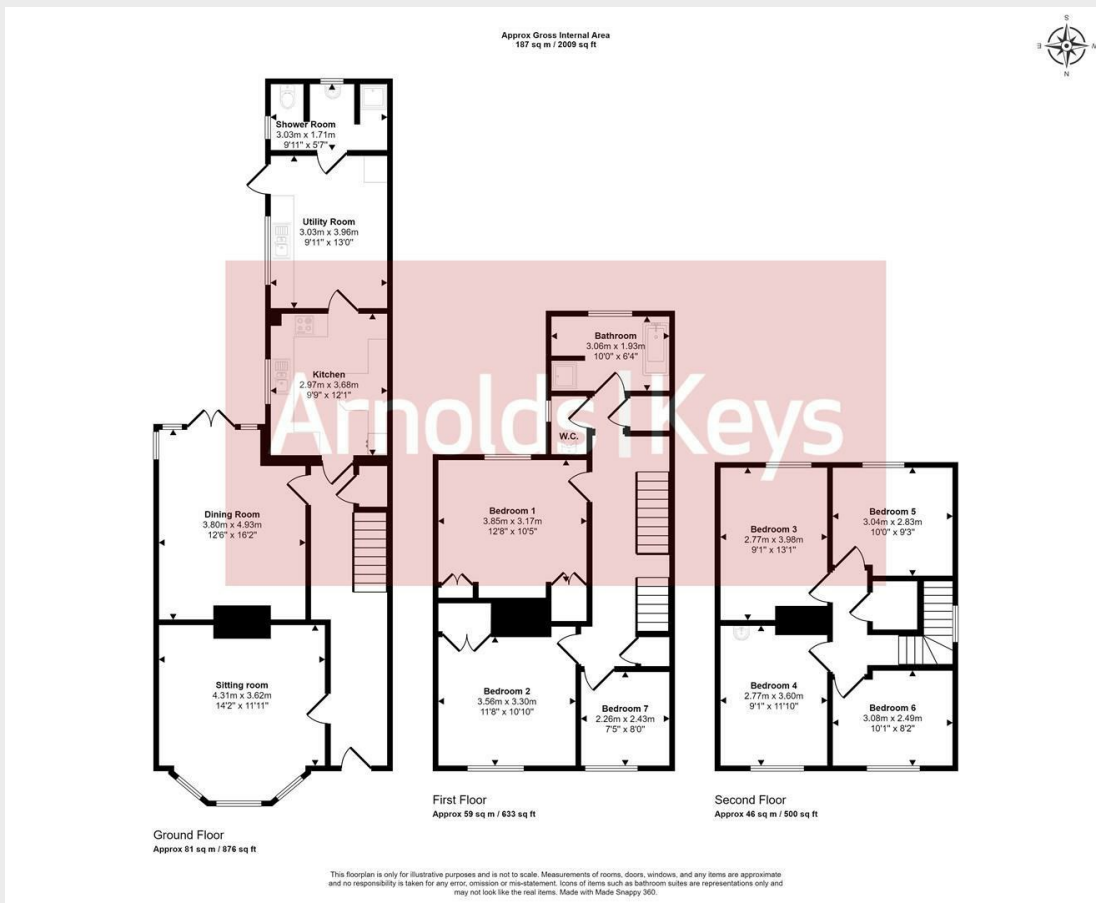


## Viewings

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>			<b>67</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>29</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.