

# Arnolds | Keys



9 Cromer Road, Sheringham, Norfolk, NR26 8RS

Price Guide £240,000

- No onward chain
- Two reception rooms
- Gas central heating
- Backs on to supermarket storage facility
- Close to Town Centre
- Four bedrooms
- In need of re-furbishment
- Traditional flint and brick

# 9 Cromer Road, Sheringham NR26 8RS

Offered with no onward chain is this semi-detached dwelling of traditional flint and brick elevations and located close to the Town Centre and transport facilities. The property offers well-proportioned accommodation with gas central heating. There are two reception rooms and four bedrooms arranged over three floors.

It must be noted that the property does require updating throughout and backs onto the storage facility for the nearby supermarket. Once modernised, the property could provide a comfortable family home close to all amenities.



Council Tax Band: C



## HALLWAY

Original tiled floor, staircase to first floor, radiator, doors to two reception rooms.

## LOUNGE

Bay window to the front, fireplace, radiator. In this room around the door and floor it is evident that there is dry rot - applicants need to take their own specialist's advice.

## DINING ROOM

Tiled open fireplace, radiator, two alcoves with storage cupboards. Sash window to the rear. Two doors to large storage, door to kitchen.

## KITCHEN

UPVC windows to side and rear and door to side. Wall mounted gas central heating boiler(not checked). Range of base and wall units. Radiator.

## LANDING

Doors to bathroom and bedrooms and stairs to attic room and bedroom three.

## BATHROOM

UPVC window to the side, pedestal wash hand basin, panelled bath, radiator.

## SEPARATE WC

Window to the rear, low level WC.

## BEDROOM ONE

Sash window to the front and radiator. Picture rail.

## BEDROOM TWO

Sash window to the rear, radiator, picture rail.

## BEDROOM FOUR

Sash window to the front, radiator, picture rail.

## SECOND FLOOR LANDING

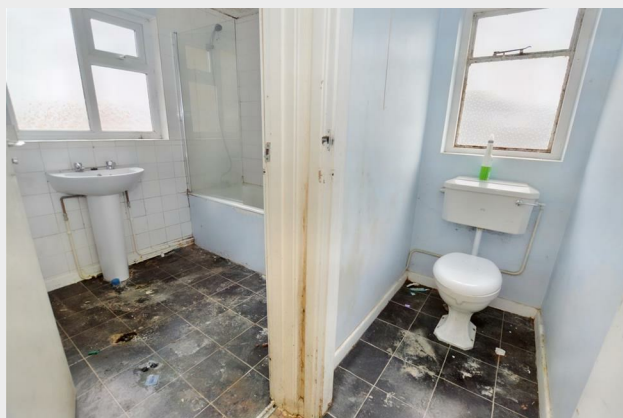
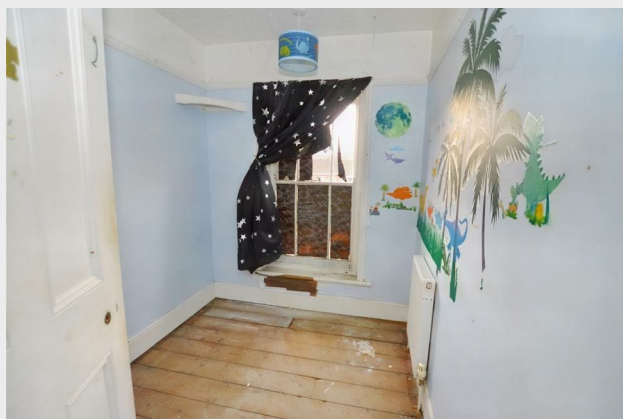
Door to attic storage room and door to bedroom three.

## BEDROOM THREE

Radiator, UPVC sealed unit window to rear.

## OUTSIDE

Small front garden with side access gate leading round to the rear garden which is fully enclosed. This also backs onto the Tesco warehouse for the supermarket.



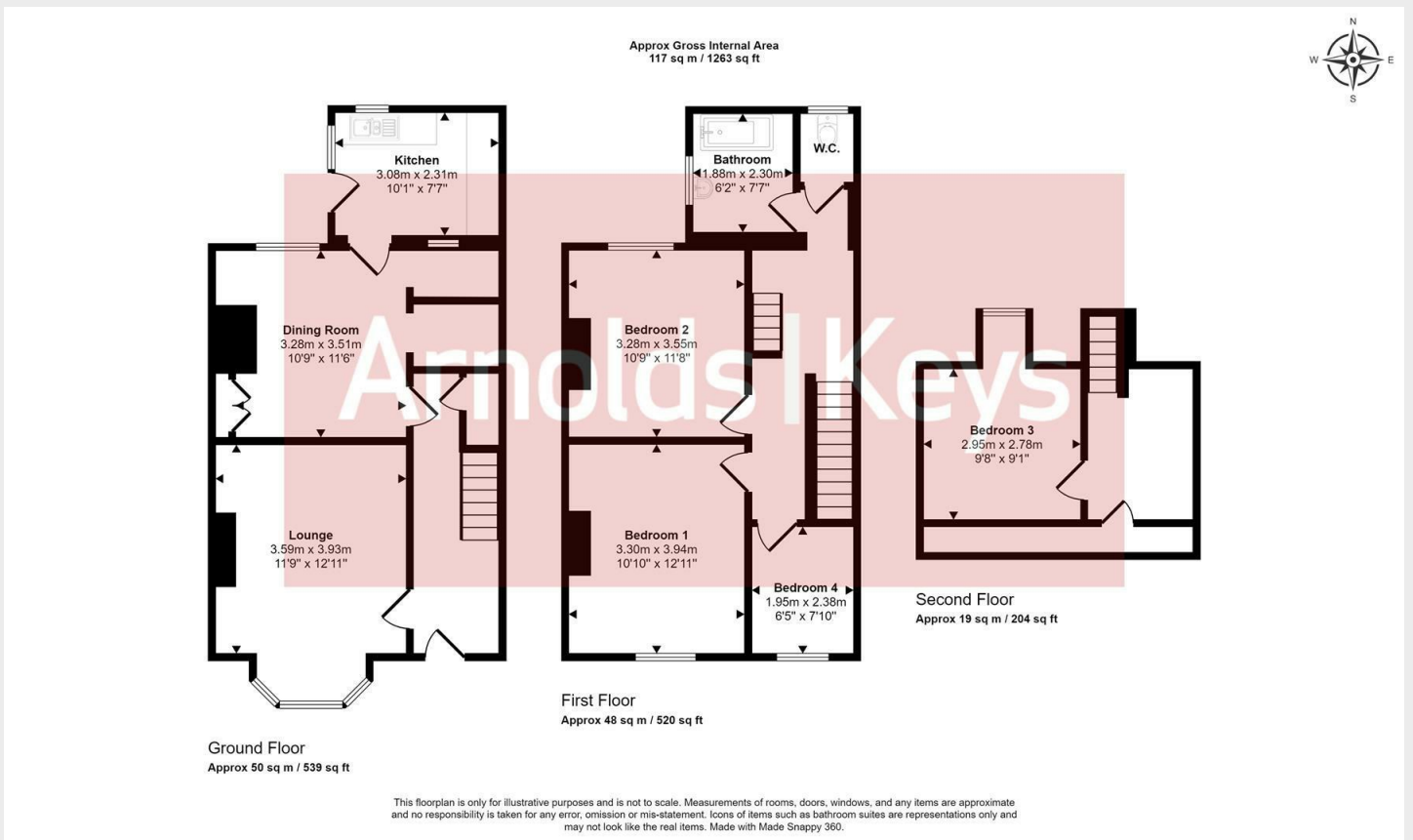


## Viewings

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>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</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.