

Arnolds | Keys



6 Bedford Mews Norfolk Road, Sheringham, Norfolk, NR26 8HD

Price Guide £263,000

- Modern Town House
- Easy to manage gardens
- Sealed unit glazing
- Close to Town Centre
- Three Bedrooms
- Gas central heating
- Ideal permanent or holiday home
- Garage

6 Bedford Mews Norfolk Road, Sheringham NR26 8HD

A wonderful opportunity to acquire a modern terraced Town House very conveniently located just a short walk from the Town Centre and both bus and rail services. The property is nicely proportioned over two floors and offers three bedrooms. It has easy to manage gardens and a garage too. The accommodation is well-presented and has the benefit of gas fired central heating and sealed unit glazing.

Sheringham itself offers a great selection of shops and restaurants and is a popular seaside destination with a superb promenade and beach.



Council Tax Band: B



ENTRANCE PORCH

With part glazed entrance door, window to side, built in cupboard housing service meters and space for coats etc., further glazed door to:

ENTRANCE LOBBY

With stairs to first floor, further glass panelled door to:

LOUNGE/DINER

A lovely light room with two windows to the front aspect, radiator, TV point, part panelled wall with understairs store cupboard, open plan design to dining area with another radiator, wide archway to the kitchen and sliding patio doors to:

CONSERVATORY

Of UPVC construction and overlooking the rear courtyard with a glazed door access.

KITCHEN

A comprehensive range of base and wall storage units with laminated work surfaces and tiled splashbacks. Inset four ring gas hob with electric oven beneath and filter hood above, inset stainless steel sink unit, provision for washing machine, tiled floor and space for fridge/freezer. Window overlooking rear garden.

FIRST FLOOR

LANDING

Access to roof space, built in airing cupboard.

SHOWER ROOM

Independent electric shower with folding screen and tiled splashbacks, close coupled w.c., pedestal wash basin, radiator, window to rear aspect, radiator.

BEDROOM 1

Window to front aspect, radiator, double fitted wardrobe cupboard.

BEDROOM 2

Window to rear aspect, radiator, double fitted wardrobe cupboard.

BEDROOM 3

Window to front aspect, radiator.

OUTSIDE

The property has small, easy to manage garden's both front and rear. The front has an open plan design with patio and path leading to the entrance with low level established planting. The rear garden is fully enclosed and arranged in a courtyard style. There is a lock-up GARAGE in a separate block at the rear.

AGENTS NOTE

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



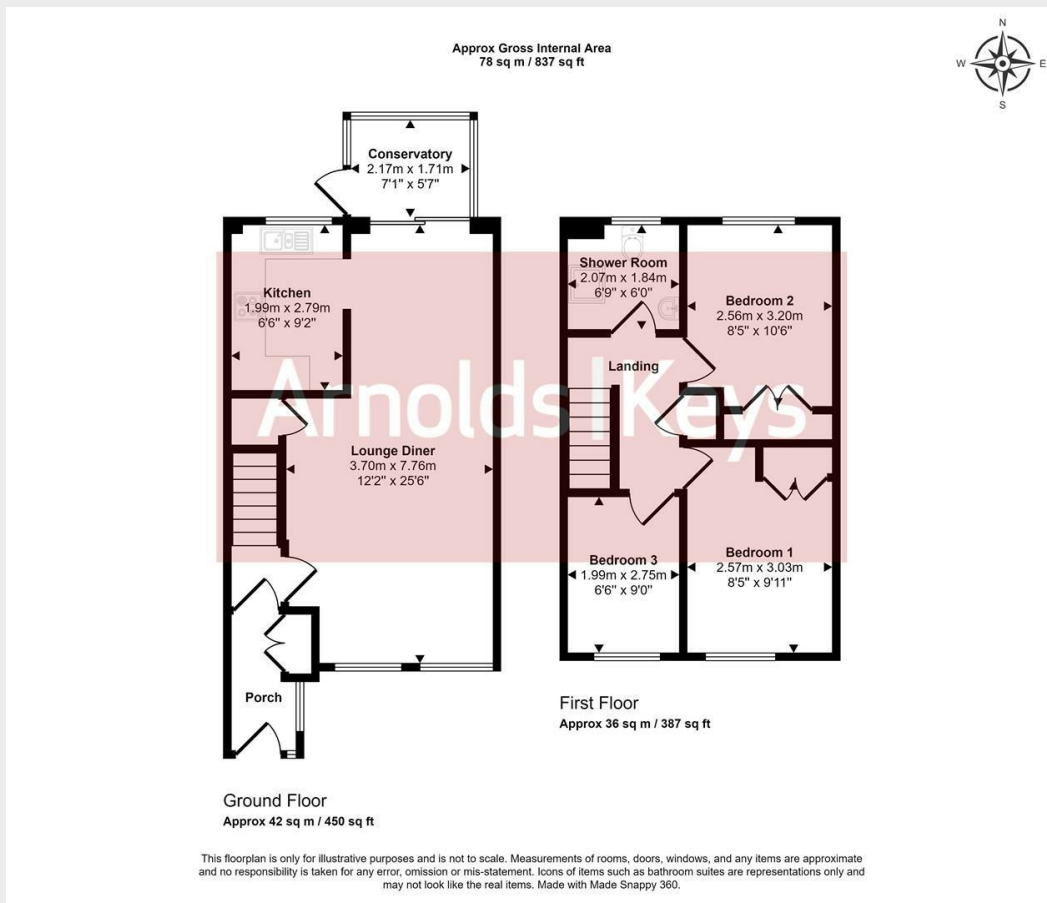


Viewings

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) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.