

# Arnolds | Keys



**22 Victoria Street, Sheringham, NR26 8JZ**

**Price Guide £260,000**

- No onward chain
- Stone's throw from the beach
- Two bedrooms
- In need of updating throughout
- Highly favoured location
- Sea views
- Attached studio at rear
- Attic room with window



# 22 Victoria Street, Sheringham NR26 8JZ

Offered with no onward chain and located in a highly sought after residential area is this end of terrace, cottage style property. The property offers an excellent opportunity for anyone seeking an individual seaside home as it needs updating throughout and presents as a blank canvas. The promenade is just a stone's throw away and there are views of the sea from the front elevation.

The property offers two reception rooms, two bedrooms and a former studio at the rear. There is a small courtyard garden but no off-road parking.



Council Tax Band: B



## LOUNGE

With UPVC bay window to front aspect with part glazed entrance door. Fitted gas fire in tiled surround, shelved alcoves either side. Part glazed door leading to:

## INNER LOBBY

With turning staircase to first floor, coats hanging space, understairs recess. Door to:

## DINING ROOM

Gas fire with tiled surround, window to side aspect. Door to:

## KITCHEN

Stainless steel sink unit in wooden work surface, base drawer unit with wood work surface, point for gas cooker, window to side aspect, walk in shelved larder cupboard with window.

## LOBBY

With shelving unit and glazed door opening to:

## STUDIO

A light room with three windows to the side, French doors to the rear courtyard and two large Velux roof lights. Wall mounted convector heater.

## FIRST FLOOR

### LANDING

With access, via folding ladder to attic space with Velux roof light and sea views. Large walk-in airing cupboard with lagged water cylinder.

### BEDROOM 1

Window to front aspect with sea views, fitted wardrobe cupboard, wall mounted electric heater.

### SHOWER ROOM

Corner shower enclosure with mixer shower, wall hung wash basin, low level w.c., wall mounted electric heater, part tiled walls, window to side aspect.

### BEDROOM 2

Window to side aspect.

## OUTSIDE

To the front of the property is a small, gated garden area with established shrubs. At the rear is a courtyard style garden with a pedestrian access to an alleyway at the rear providing access to both Victoria Street and Morris Street.

## AGENTS NOTE

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





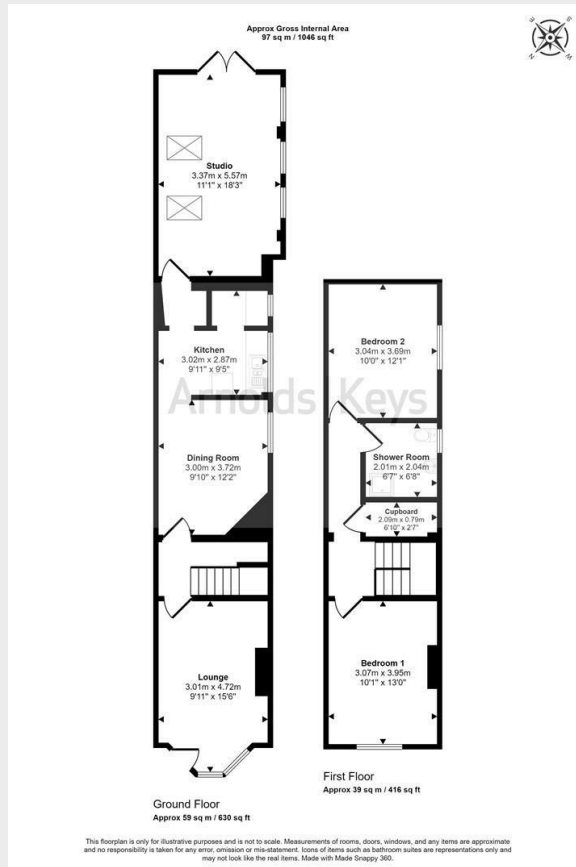


## Viewings

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) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>35</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.

