

Arnolds | Keys



3 Museum Cottages, Station Road, Sheringham, NR26 8SE

Guide Price £190,000

- Brick & Flint Cottage
- Ideal bolt hole/holiday let
- No onward chain
- One bedroom
- Wood burner
- Electric heating
- Town centre location
- Walking distance of the beach

Station Road, Sheringham NR26 8SE

Museum Cottages offer a rare opportunity to acquire a small slice of Sheringham's history right in the heart of the town. Tucked away just off the High Street, these properties form a small terrace of ex-fisherman's cottages just a few minutes walk from the beach.

Located centrally to everything the town centre has to offer this freehold cottage makes for an ideal bolt hole, or potential holiday let investment for anyone looking to spend some more time by the coast.



Council Tax Band: A



OPEN PLAN LOUNGE / KITCHEN

Part double glazed timber entrance door leading to open plan accommodation comprising a lounge area with two double glazed timber windows to the front, wall mounted electric heater, built in corner sofa and wood burner sitting in an attractive brick fireplace with tiled hearth. A fully fitted kitchen with base units and work surface over, inset stainless steel sink, space for cooker, fridge freezer and washing machine. Fully tiled floor, inset spot lighting.

The stairs lead to the first floor.



LANDING

Turning staircase to small landing, carpet, with pine latch door leading to:

BEDROOM

Double bedroom with double glazed timber window to the front aspect, ceiling and individual wall lights, cupboard providing useful storage, wall mounted electric heater, carpet.

SHOWER ROOM

Fully tiled shower cubicle with folding door and electric wall mounted shower unit. Close coupled WC and wash basin on a pedestal, chrome heated towel rail.



OUTSIDE

Please note that this property does not have any exterior curtilage or parking, with access being provided via a pedestrian walkway from the High Street.

AGENTS NOTE

The property is freehold, has the benefit of all mains electric, drainage and water. Has a Council tax rating of Band A.






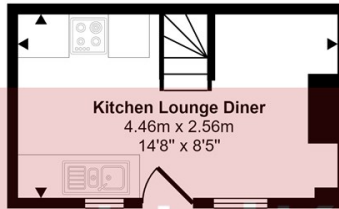
Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

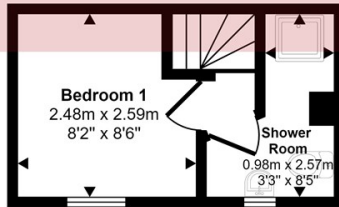
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Approx Gross Internal Area
23 sq m / 244 sq ft



Ground Floor
Approx 11 sq m / 123 sq ft



First Floor
Approx 11 sq m / 122 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.