

Arnolds | Keys



Stone House, 4, Repton Court New Road, Sheringham, NR26 8DL

Price Guide £325,000

- No onward chain
- Two bathrooms
- Gas central heating
- Well presented
- Three bedrooms
- Garage
- Close to beach and shops
- Sealed unit glazing

4, Repton Court New Road, Sheringham NR26 8DL

Set in the very heart of the Town is this modern, mid-terraced Town House offering individual character with accommodation arranged over three floors. The property is just a stone's throw from the beach and shops and represents an excellent opportunity for both permanent or holiday use.

The well-presented accommodation has the benefit of gas fired central heating throughout and offers three bedrooms, two bathrooms and a garage. The property does not have a garden but there is a communal courtyard at the rear.



Council Tax Band: C



ENTRANCE HALL

Part glazed entrance door, radiator, staircase to first floor, built-in Utility Cupboard with additional radiator and plumbing for automatic washing machine.

KITCHEN

Fitted with a range of oak faced base and wall storage cupboards, laminated work surfaces with complimentary tiled splashbacks, inset stainless steel sink unit with mixer tap, inset four ring gas hob unit with stainless steel; hood over and electric oven beneath, plumbing for dishwasher, space for fridge. Tiled floor. Wall mounted gas boiler providing central heating and domestic hot water.

LOUNGE/DINING ROOM

A light, L-shaped room with four UPVC windows to front and side. two radiators, feature stone fire surround with point for electric fire, laminated flooring, TV and telephone points.

FIRST FLOOR

LANDING

Radiator and stairs to second floor

BATHROOM

Panelled bath with telephone style mixer and shower attachment, close coupled w.c., pedestal wash basin, electric shaver light and point, radiator, fully tiled walls, vinyl flooring, extractor fan.

BEDROOM 2

Four UPVC windows to front and side, 2 radiators, TV aerial point.

BEDROOM 3

Radiators, two UPVC windows.

SECOND FLOOR

LANDING

Fitted cupboard

PRINCIPAL BEDROOM

Three UPVC dormer windows, two radiators,.

ENSUITE

Vanity washbasin with cupboards beneath, close coupled w.c., corner shower enclosure with mixer shower, part tiled walls, ladder style chrome heated towel rail/radiator, electric shaver point, laminated flooring.

OUTSIDE

This property does not have a garden, however, at the

rear is a communal driveway and turning area leading to:

GARAGE

18' x 8'2 Up and over entrance door, electric light and power point.

AGENTS NOTE

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



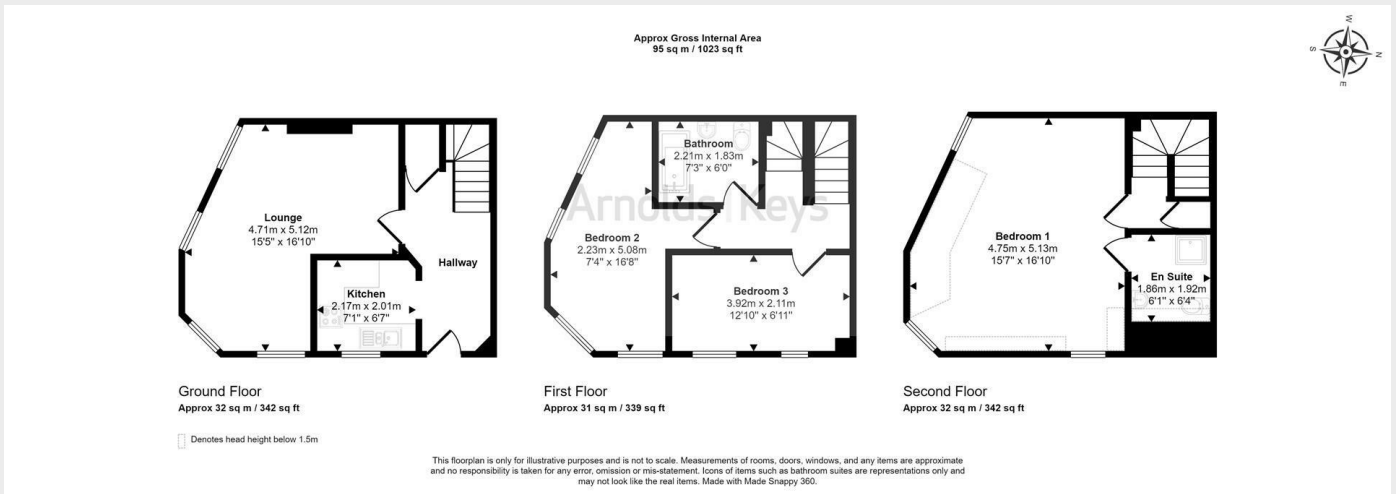


Viewings

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			84
(81-91) B			
(69-80) C		72	
(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.

