

Arnolds | Keys



39 Holway Road, Sheringham, NR26 8HW

Price Guide £350,000

- Walking distance of shops
- Four bedrooms
- Views to the sea in the distance
- Gas central heating
- No onward chain
- Accommodation arranged over three floors
- Two bathrooms
- Two reception rooms
- Easy to manage gardens

39, Holway Road, Sheringham. NR26 8HW

Offering beautifully presented accommodation is this deceptive, mid-terraced Victorian property with many original features and offering two reception rooms, four bedrooms including a principal suite with glorious views to the sea in the distance.

The property is located just south of the Town and within easy reach of the shops, transport facilities and the beach. The accommodation, which was extensively renovated in 2016/17, has the benefit of gas fired central heating and sealed unit glazing throughout. A private viewing is highly recommended to appreciate all this property has to offer.



Council Tax Band: B



ENTRANCE HALL

Part glazed entrance door, radiator, stripped and polished wood floor, stairs to first floor with understairs storage cupboard.

LOUNGE

A lovely light room with a wide bay window to the front aspect with triple glazing, central recess housing multi-fuel stove on tiled hearth (this is excluded from the Guide Price but available at valuation), radiator.

DINING ROOM

Polished wood floor, radiator, window to rear aspect, contemporary styled fire surround, door to:

KITCHEN/BREAKFAST ROOM

Comprehensively fitted with an extensive range of modern, high gloss base and wall storage units with solid wood work surfaces and a number of integrated units including dishwasher, double oven, microwave, electric induction hob with filter hood above, pantry style fridge, separate freezer, inset sink unit, provision for washing machine and tumble dryer. Windows to two aspects, part glazed door to rear.

FIRST FLOOR LANDING

Fitted store cupboard, stairs to second floor.

BEDROOM 2

Original period fireplace (sealed), radiator, window to front aspect with triple glazing, fitted wardrobe cupboard.

BEDROOM 3

Original period fireplace (sealed), radiator, window to rear aspect, fitted wardrobe cupboard.

BEDROOM 4

Radiator, window to front aspect.

SEPARATE W.C.

With vanity wash basin with cupboard beneath, close coupled w.c., radiator. Window to side.

BATHROOM

Beautifully fitted with a free standing bath with central mixer and shower spray. Double width, level entry shower cubicle with mixer shower and drench head, concealed cistern w.c. with fitted cupboards above, vanity wash basin with cupboards beneath. Polished wood floor, part tiled walls, radiator.

SECOND FLOOR

PRINCIPAL BEDROOM

Radiator, built in eaves storage cupboard, built in

wardrobe, large picture window to the rear with panoramic views to the sea in the distance, provision for wall mounted TV. Door to:

ENSUITE

Shower enclosure with electric shower unit, wall hung wash basin, close coupled w.c., window to rear, heated towel rail, tiled walls and floor.

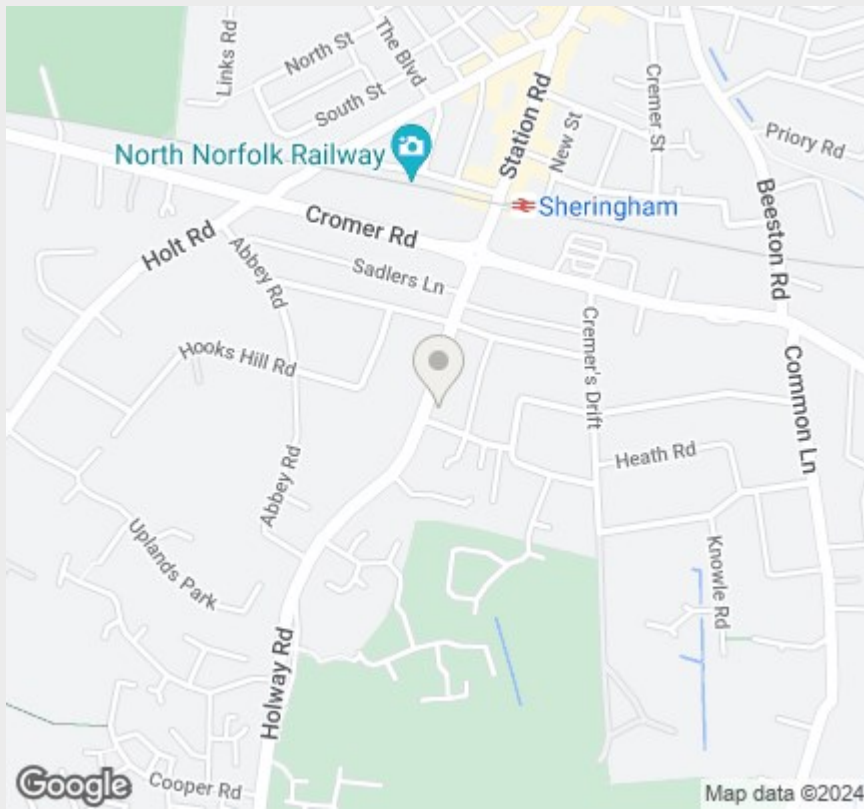
OUTSIDE

To the front of the property is a small walled garden area with established planting. The rear garden is fully enclosed and arranged for ease of maintenance. There is a paved patio area for alfresco dining, a raised area with bark chippings and log store. There is also a timber GARDEN SHED. A pedestrian access leads from the rear back onto Holway Road.

AGENTS NOTE

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



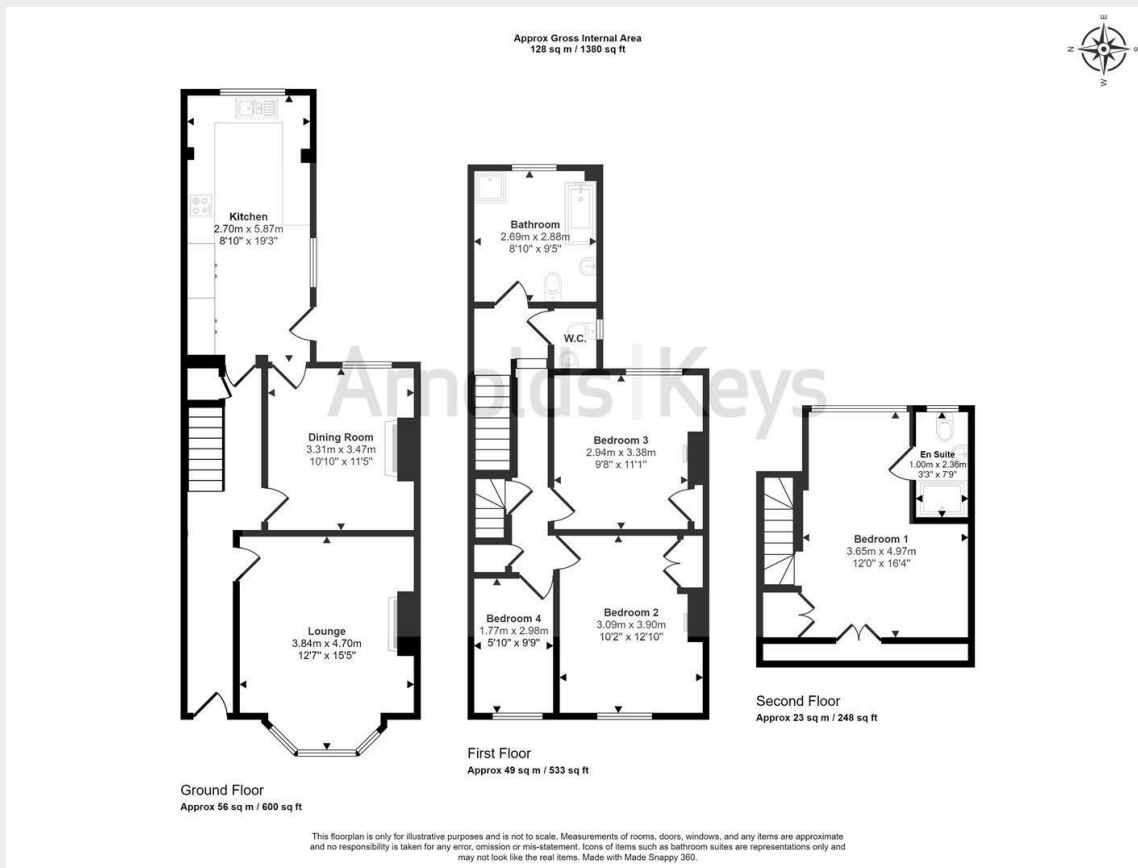


Viewings

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			85
(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 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.

