

Arnolds | Keys



5 Suffolk Road, Sheringham, NR26 8HL

Price Guide £325,000

- No onward chain
- Close to Town Centre and transport facilities
- Two reception rooms
- Ample off-road parking
- Southerly aspect
- Two bedrooms
- Gas central heating
- Some updating required

5 Suffolk Road, Sheringham, NR26 8HL

Offered with no onward chain is this detached, cottage style bungalow occupying a tucked away location just a short walk from the Town Centre with its excellent selection of local shops and restaurants. Both bus and rail services are close by too.

The property enjoys a southerly aspect and has ample off-road parking. The accommodation has the benefit of gas fired central heating throughout and whilst it would benefit from some updating it would be equally suitable for both permanent or holiday use.



Council Tax Band: C



ENTRANCE PORCH

Part glazed entrance door, window to side aspect, tiled floor, fitted store cupboards. Part glazed door opening to:

LOUNGE/DINING ROOM

A pleasant, light room with two aspects to the south and west, radiator, fireplace recess with tiled hearth. Provision for TV. Part glazed door opening to:

BREAKFAST ROOM

Radiator, window to side. Large walk-in larder cupboard with shelving and electric service meters, window to rear.

KITCHEN

Fitted with a comprehensive range of wood-faced base and wall units with laminated work surfaces and tiled splashbacks. Inset electric hob and built in electric oven, inset stainless steel sink unit with window enjoying a south facing aspect. Radiator, part glazed door to rear courtyard, door opening to:

LEAN-TO UTILITY ROOM

With provision for washing machine.

BATHROOM

Panelled bath with mixer shower and glass screen, chrome heated towel rail, tiled splashbacks, vanity wash basin with cupboards beneath, close coupled w.c., radiator, wall mounted gas fired boiler providing central heating and domestic hot water, windows to rear and side.

BEDROOM 1

Radiator, window to south facing front aspect.

BEDROOM 2

Radiator, window to side aspect.

OUTSIDE

The property is approached over a long brickweave driveway providing ample off-road parking and leading to the Car Port. A path and grassed area then leads to the south facing front garden which enjoys a further raised lawned area and established border planting providing a good degree of privacy. At the rear of the property is an enclosed courtyard with timber garden shed and access to a pedestrian right of way to Norfolk Road.

AGENTS NOTE

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



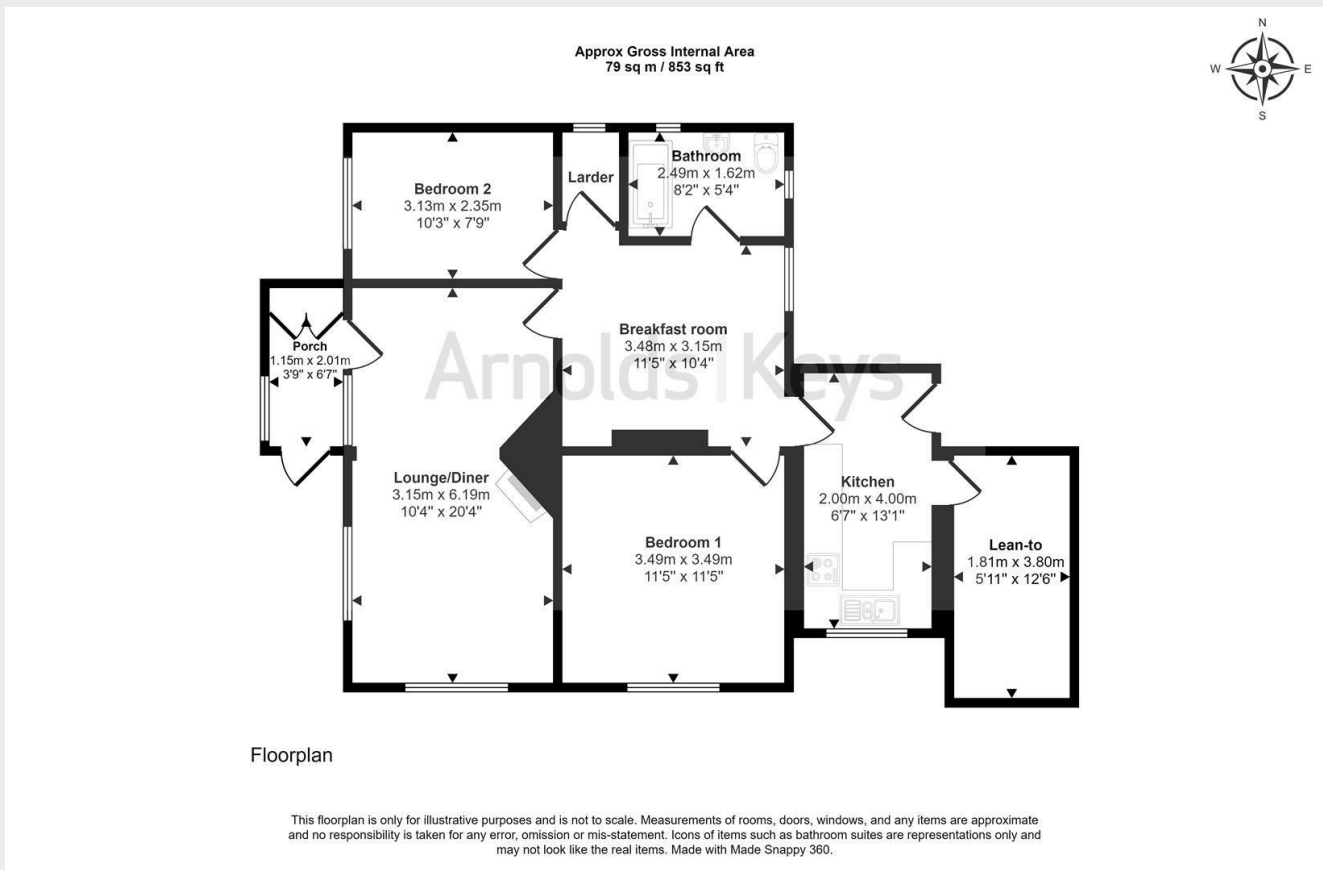


Viewings

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			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

