

# Arnolds | Keys



49 Childs Way, Sheringham, Norfolk, NR26 8TX

Price Guide £175,000

- Mid terrace house
- Lounge
- Bathroom
- 2 Parking spaces
- Updating required
- One bedroom
- Kitchen
- Gas central heating
- Enclosed small garden
- Ideal First time buyers



# 49 Childs Way, Sheringham NR26 8TX

A great opportunity to buy this investment/first time buyers house set on a popular estate in the town of Sheringham.

The property does need some updating but would make an ideal home. The property is offered with no onward chain, gas central heating, off road parking for two cars and enclosed garden.



Council Tax Band: A



## ENTRANCE PORCH

Steps up to the front door, opening into the Porch. Space and hooks for coats, ceiling light, door to

## LOUNGE

Double glazed window to the front, radiator, TV point, stairs to first floor and door to kitchen. Marble hearth with free standing coal effect gas fire. Ceiling light and carpet.

## KITCHEN

Range of base, drawer and wall units and corner shelving, built in electric oven with four ring gas hob over and extractor fan above. Inset single bowl stainless steel sink unit with mixer tap over. Space and plumbing for washing machine and fridge. Vinyl flooring, ceiling light, door to shelved storage cupboard. Window and door to rear garden.

## LANDING

Window to rear, carpet, access to roof void, doors to bedroom and bathroom and door to airing cupboard.

## BEDROOM

Window to the front, carpet, radiator, ceiling light and double doors to built in wardrobe.

## BATHROOM

Window to the rear. Three piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin, low level WC. Ceiling light.

## OUTSIDE

A small garden to the front with two steps up to the front door. There are two parking spaces at the rear of the property which is accessed by turning into Middleton Close, which then leads to the parking spaces. There are three steps down into the rear garden which is fully enclosed, has a small lawn area, outside light and tap.

## AGENTS NOTE

This property is Freehold with a council tax band A. All mains services are connected, gas, electricity and water, and mains drainage.







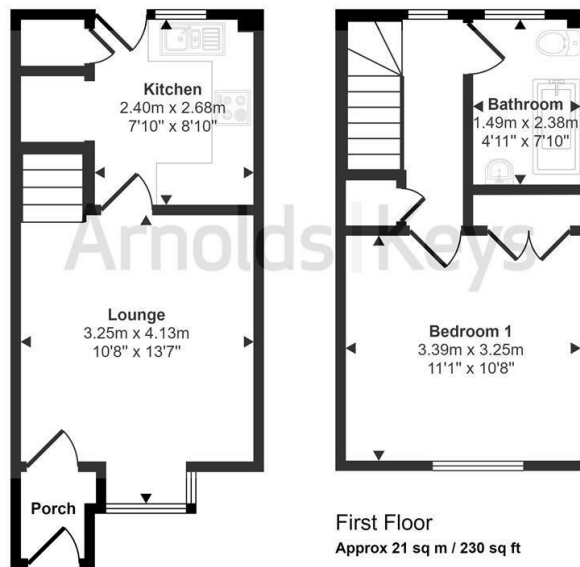
## Viewings

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>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</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	

Approx Gross Internal Area  
45 sq m / 488 sq ft



Ground Floor  
Approx 24 sq m / 258 sq ft

First Floor  
Approx 21 sq m / 230 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.

