

Arnolds | Keys



23 Abbey Park, Beeston Regis, Sheringham, NR26 8SR

Price Guide £299,500

- No onward chain
- Recently re-decorated throughout
- Garage and off-road parking
- Close to Beeston Common
- Two bedrooms
- Gas central heating
- Pleasant outlook
- UPVC sealed unit windows

23 Abbey Park, Sheringham NR26 8SR

Offered with no onward chain is this detached bungalow set on a popular residential development towards the eastern outskirts of the Town in Beeston Regis. The property has recently been re-decorated throughout and offers nicely proportioned accommodation with the benefit of gas fired central heating throughout.

The Town Centre of Sheringham is approximately a mile distant and offers a wide selection of shops and restaurants in addition to both bus and rail services providing easy access to the County Capital of Norwich.



Council Tax Band: C



ENTRANCE PORCH

Two part glazed entrance doors, further glazed door opening to:

HALLWAY

Radiator, access to roof space, built in store cupboard.

LOUNGE/DINING ROOM

A lovely light room with two aspects to side and rear, radiator, electric stove on marble plinth, serving hatch to kitchen, provision for TV.

KITCHEN

Range of base and wall storage cupboards with laminated work surfaces and ceramic tiled splashbacks. Wall mounted gas fired boiler providing central heating and domestic hot water, provision for both gas or electric cookers, inset sink unit, window and part glazed door to the rear westerly aspect. Radiator, part glazed door to hallway. Built in airing cupboard.

SHOWER ROOM

Two windows, fully tiled walls, corner shower enclosure with independent electric shower unit. Pedestal wash basin, low level w.c., heated towel rail, wall mounted cabinet.

BEDROOM 1

Window to front aspect, radiator, range of fitted bedroom furniture including wardrobes and drawer units.

BEDROOM 2

Window to front aspect, radiator.

OUTSIDE

Brick built GARAGE: With up and over door, personal side door. Timber lean-to STORE.

GARDENS

To the front of the property is a concrete driveway providing off-road parking, to the side of the drive is a garden area arranged for ease of maintenance with paving, and established shrubs. At the rear is an enclosed garden with further paved patio areas and shrub borders.

AGENTS NOTE

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



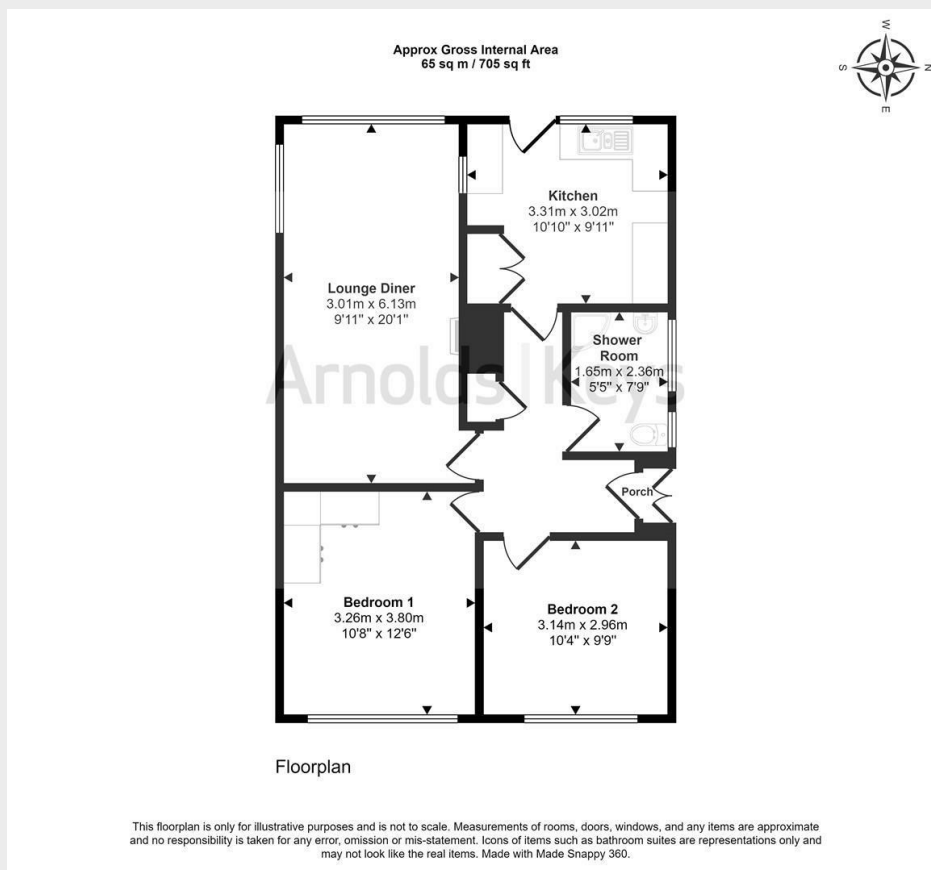


Viewings

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			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 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.

