

Arnolds | Keys



6 George Street, Sheringham, NR26 8ED

Price Guide £170,000

- No onward chain
- Been in the same family ownership since built
- Potential for three bedrooms
- Enclosed rear garden
- Never been sold before
- In need of significant updating
- Two reception rooms
- Close to Town Centre and Beach

6 George Street, Sheringham NR26 8ED

A rare opportunity to purchase a property that has never before been sold. Built by the current owner's grandfather at the turn of the 20th century the property has been in the family's ownership ever since.

This is a semi-detached dwelling located in an established residential area just off the Town Centre and within walking distance of the beach. The property does require significant updating throughout but could provide a lovely home once again when such works have been carried out.



Council Tax Band: B



SITTING ROOM

Wooden entrance door from George Street, window to front aspect, timber fire surround with fitted gas fire on tiled hearth.

LOBBY

With stairs to first floor.

DINING ROOM

Window to rear aspect, tiled fireplace with fitted gas fire on tiled hearth, understairs store cupboard.

KITCHEN

Timber door and window to rear aspect, single drainer enamel sink unit, range of fitted cupboards, point for gas cooker.

FIRST FLOOR

LANDING

Fitted store cupboard.

BEDROOM 1

Window to front aspect, original cast fireplace with tiled hearth.

BEDROOM 2

Window to rear aspect, original cast fireplace.

SEPARATE W.C.,

High level cistern, window to rear.

BATHROOM

Window to rear aspect, panelled bath, wall hung wash basin, wall mounted multi-point gas water heater, wall mounted gas convector heater.

GROUND FLOOR SCULLERY

Approached via separate ground floor entrance. Window to rear, Belfast sink, walk-in Pantry with further window to rear, original cooking range in recess.

RECEPTION ROOM

With window to rear, original fireplace with tiled and timber surround.

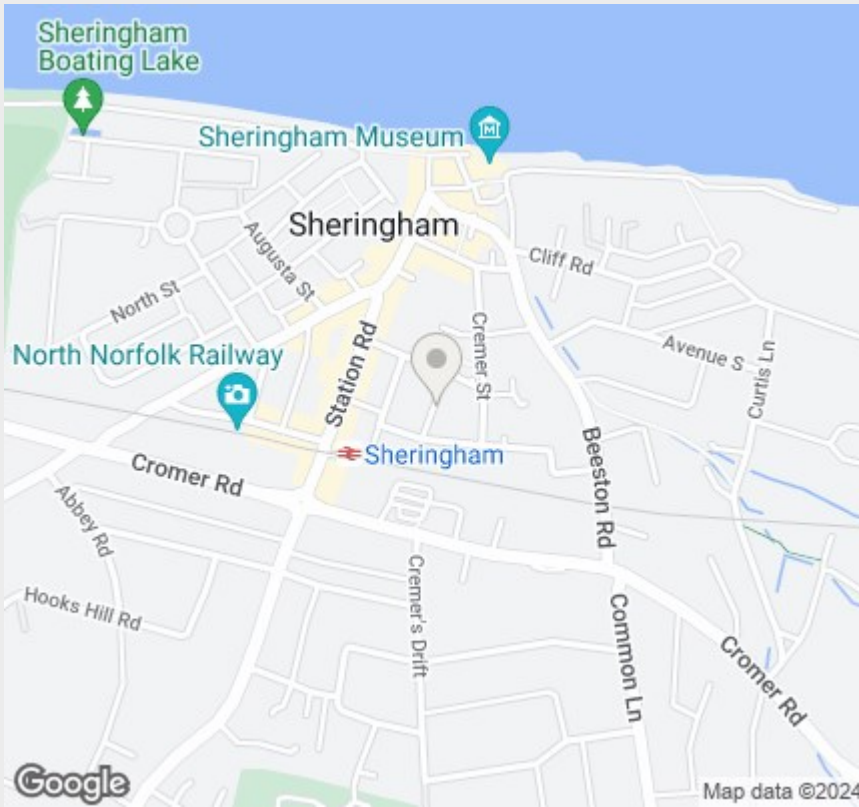
OUTSIDE

To the front of the property is a small walled garden area. A pedestrian access then leads to the enclosed rear garden where there is an EXTERNAL W.C., further OUTBUILDING and a garden area which is well-established with grassed area and mature shrubs.

AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band B. Applicants need to be aware that due to the amount of refurbishment required, it is unlikely that a mortgage would be granted (depending on the loan to value ratio)



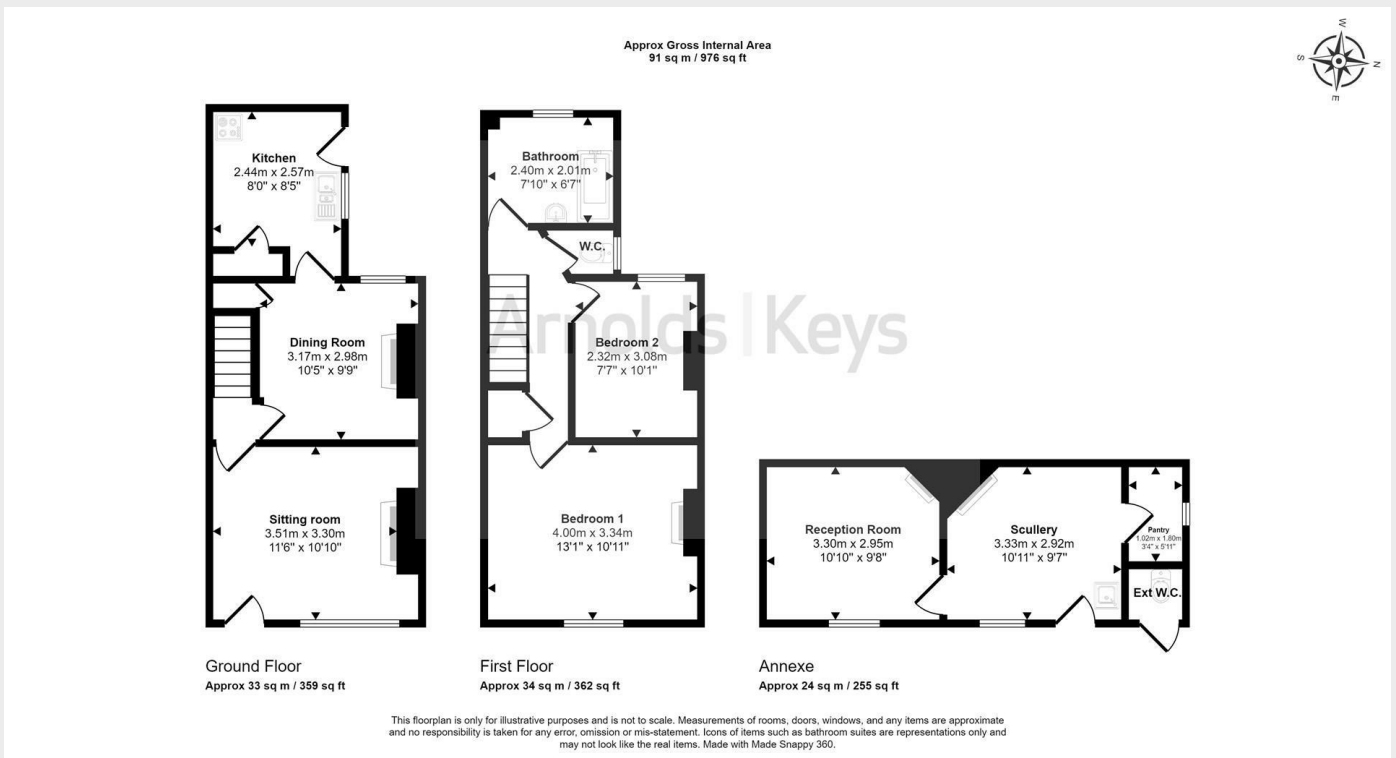


Viewings

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			
(55-68) D			
(39-54) E			
(21-38) F		32	
(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.

