

# Arnolds | Keys



**9 and 9a, The Avenue, Sheringham. NR26 8DG**

**Price Guide £385,000**

- No onward chain
- Highly favoured location
- Off-road parking
- Three bedrooms in main house
- Semi detached house with detached annexe
- Close to beach and town centre
- Ideal investment opportunity
- One bedroom in self-contained annexe

# 9 and 9a, The Avenue, Sheringham. NR26 8DG

We are pleased to offer this semi-detached house with a detached annexe at the rear; an excellent opportunity to purchase a home with potential income or an investment package. The dwellings are set in a highly favoured location just a stone's throw from the beach and within easy walking distance of the Town Centre.

The main property offers three bedrooms whilst the quirky annexe at the rear, formerly a dairy, offers one mezzanine bedroom, and a courtyard garden. This is an individual property offering great potential.



Council Tax Band: B



## MAIN HOUSE

### ENTRANCE HALL

Part glazed entrance door, fitted service meter cupboard, radiator, wood laminate floor, stairs to first floor with understairs storage cupboard.

### LOUNGE

Bay window to front aspect, provision for TV, wood laminate flooring, central feature timber and tiled fire surround with open fire and tiled hearth. Radiator.

### DINING ROOM

Window to rear aspect, central brick fireplace with open fire if required, radiator, wood laminate floor.

### SHOWER ROOM

Window to side aspect, shower tray with mixer shower, tiled splashbacks and screen. Low level w.c., wash basin, heated towel rail, tiled floor.

### KITCHEN

Fitted with a range of base and wall storage cupboards with laminated work surfaces and tiled splashbacks, inset stainless steel sink unit, inset electric hob with oven beneath, provision for washing machine, radiator, door and window to rear courtyard.

## FIRST FLOOR

### LANDING

Radiator, access to roof space.

### BEDROOM 1

Window to front aspect, tiled fire surround, radiator.

### BEDROOM 2

Window to rear aspect, radiator, tiled and timber fire surround.

### BEDROOM 3

Window to rear aspect, radiator.

## ANNEXE

### LOUNGE AREA

Part glazed entrance door, provision for wall mounted TV, radiator, steps up to:-

### KITCHEN AREA

Range of base and wall units with laminated work surfaces and tiled splashbacks, inset 4 ring gas hob with electric oven beneath and filter hood above. Inset sink unit, provision for washing machine, integrated fridge/freezer, fitted breakfast bar, tiled floor.

## SHOWER ROOM

Enclosed shower cubicle with mixer shower, wash basin, close coupled w.c., part tiled walls, heated towel rail, tiled floor.

## MEZZANINE BEDROOM

Two Velux roof lights, access to eaves storage.

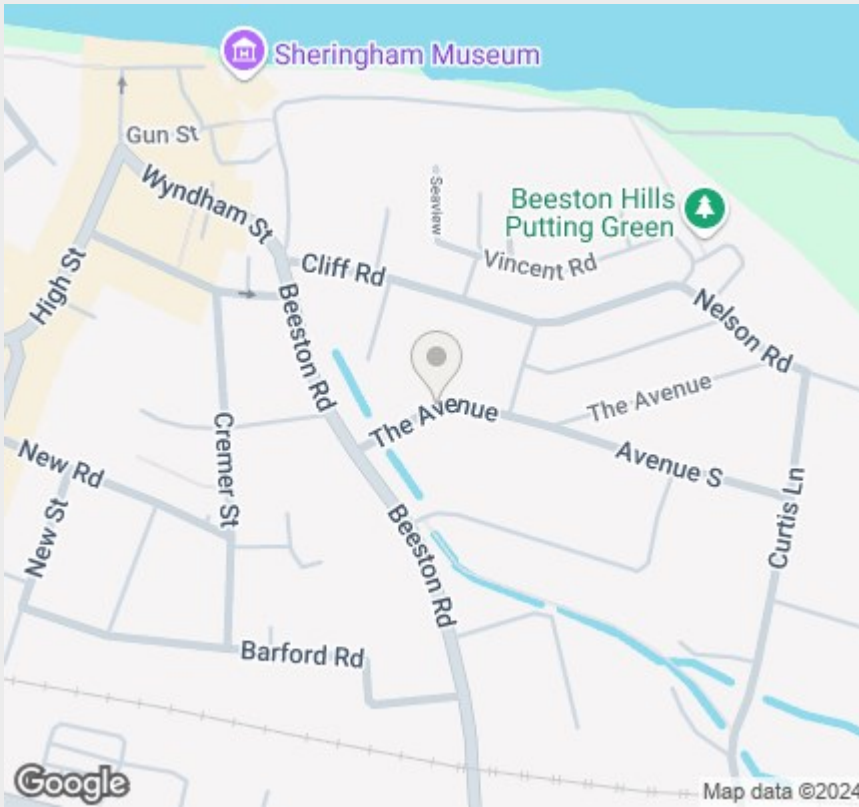
## OUTSIDE

To the front of the properties is an off-road parking space and small garden area. Access then leads down the side to a courtyard area for the main house and a further courtyard for the annexe.

## AGENTS NOTE

The property is on one freehold title has all mains services connect. The main house has a Council Tax rating of Band B, the annexe Band A. Please note that the neighbouring property (number 7) has pedestrian access across the rear of number 9, between the two dwellings.



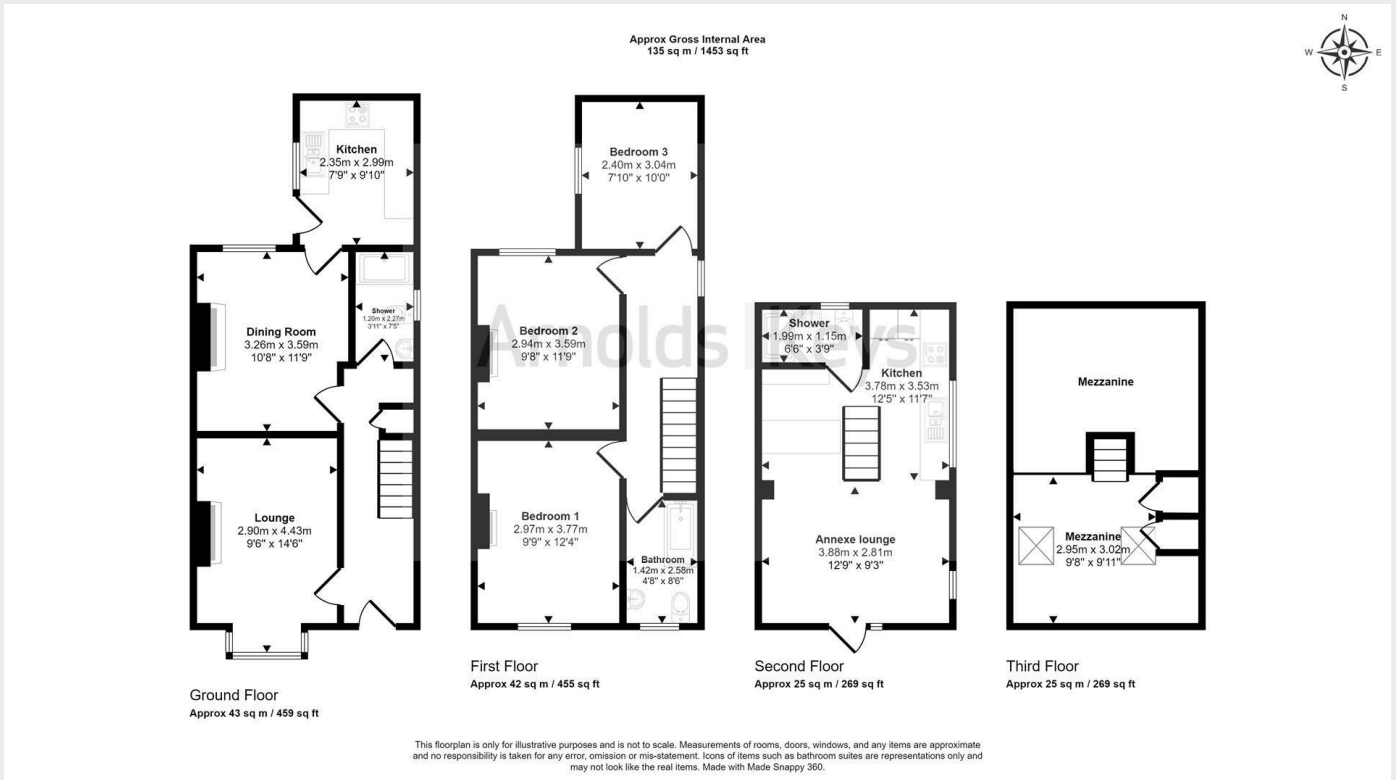


## Viewings

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>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</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	



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.

