

# Arnolds | Keys



54 Pine Grove, Sheringham, NR26 8QG

Price Guide £240,000

- Cottage-style property
- Easy to manage gardens
- Gas central heating
- Walking distance of beach
- Garage and off-road parking
- Two bedrooms
- Sealed unit glazing
- Convenience store close by



# 54 Pine Grove, Sheringham NR26 8QG

Set in a well-established residential area is this cottage-style semi-detached house with garage and off-road parking. Pine Grove is just east of the Town and within easy walking distance of the beach and shops.

This property offers neatly proportioned accommodation with the benefit of gas fired central heating and sealed unit glazing throughout. The property stands in easy to manage gardens and would be equally suitable for both permanent or holiday use.



Council Tax Band: B





## LOUNGE

Part glazed composite entrance door, UPVC window to front aspect, radiator, beams to ceiling, red brick fire surround housing wood burning stove, provision for TV.

## INNER HALLWAY

Turning stairs to first floor, understairs storage, panelled glass door opening to:

## KITCHEN/DINING ROOM

Wall mounted gas fired combination boiler providing central heating and domestic hot water. Inset stainless steel sink unit, provision for washing machine, window to side aspect, further window to rear aspect, radiator, range of fitted base and wall cupboards with laminated work surfaces and tiled splashbacks, space for under counter fridge and electric cooker with filter hood above.

## REAR PORCH

With space for freezer, part glazed door to rear garden.

## FIRST FLOOR

## GALLERIED LANDING

## BATHROOM

Window to front aspect, panelled bath with mixer tap, shower attachment and screen, pedestal wash basin, close coupled w.c., wall cabinet, part tiled walls, radiator.

## BEDROOM 1

Window to rear aspect, radiator, range of wardrobes and fitted storage cupboards.

## BEDROOM 2

Window to front aspect, radiator, fitted wardrobe with store cupboard above.

## OUTSIDE

Detached, sectional GARAGE with up and over door.

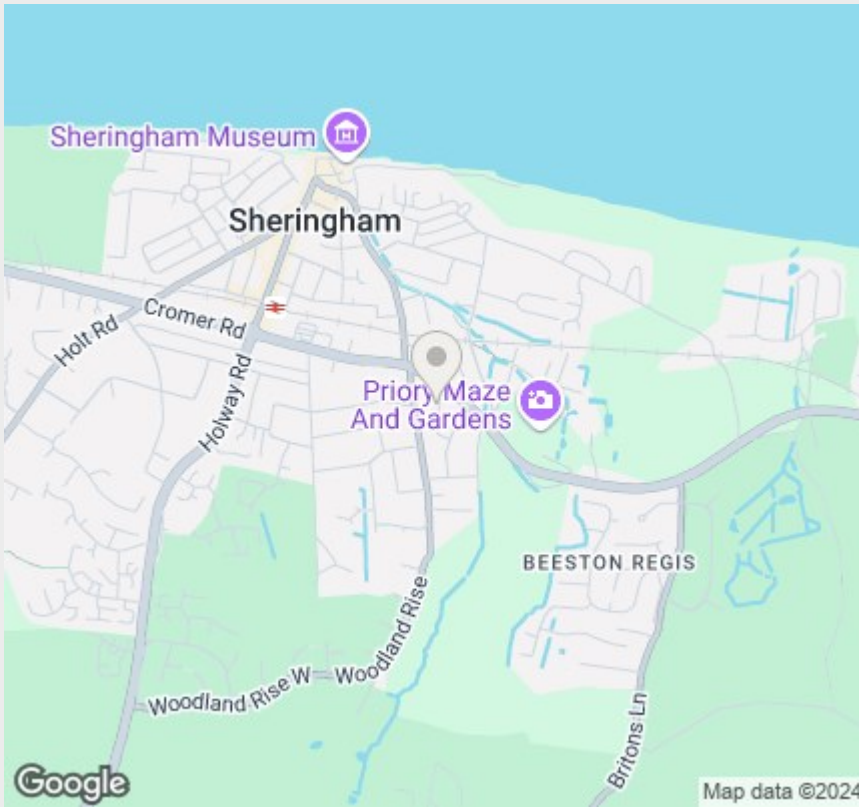
## GARDENS

To the front of the property is a walled, brickweave area with raised flower bed. There is a further brickweave driveway at the side providing off-road parking and leading to the garage. A gate then leads to the fully enclosed rear garden which has a small paved patio, small lawn and established planting to the borders.

## AGENTS NOTE

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





## 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>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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  
57 sq m / 618 sq ft

**Ground Floor**  
Approx 30 sq m / 322 sq ft

**First Floor**  
Approx 27 sq m / 295 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.

