

Arnolds | Keys



Crab Cottage, 17a Vincent Road, Sheringham, NR26 8BP

Price Guide £425,000

- No onward chain
- Superb seaviews
- Gas central heating
- Two bathrooms
- Ideal home or investment
- Individual design and character
- Three bedrooms
- Off-road parking

17a Vincent Road, Sheringham NR26 8BP

Offering superb views of the sea at the rear, this individual detached property is an ideal property for those seeking a seaside home or investment. The property is currently a self-catering holiday property but would be equally suitable for a permanent home too, being just a short walk to the Town Centre and beach.

The property offers light and generously proportioned accommodation with the benefit of gas central heating throughout. The accommodation is further enhanced by the conservatory which overlooks the fully enclosed rear garden.



Council Tax Band: Exempt



ENTRANCE LOBBY

With part glazed entrance door and side panel, wood flooring, folding door to:

REAR PORCH

With part glazed door and side panel to rear decking area. Coats hanging space.

HALLWAY

Radiator, wood flooring, built in store cupboard, stairs to first floor.

BATHROOM

Panelled bath with tiled splashbacks, close coupled w.c., pedestal wash basin with tiled splashbacks, radiator, window to rear aspect.

LOUNGE/DINING ROOM

A lovely light room with window and door to front and further window to the rear. Wood flooring, provision for TV, door leading to:

CONSERVATORY

UPVC framed construction on brick base with double doors to decking area.

KITCHEN

Range of base and wall storage cupboards, laminated work surfaces, tiled splashbacks, provision for electric cooker, space for undercounter fridge, inset sink unit, provision for washing machine, window to front aspect, wood flooring.

FIRST FLOOR

LANDING

Access to roof space, windows to side and rear. Built in cupboard.

SHOWER ROOM

Corner shower cubicle with independent shower and tiled splashbacks, pedestal wash basin, close coupled w.c., radiator, window to rear.

BEDROOM 1

Window to front aspect, radiator, fitted wardrobe cupboard with sliding mirror doors.

BEDROOM 2

An L shaped room with window to rear with superb sea views. Radiator.

BEDROOM 3

Window to front aspect, radiator.

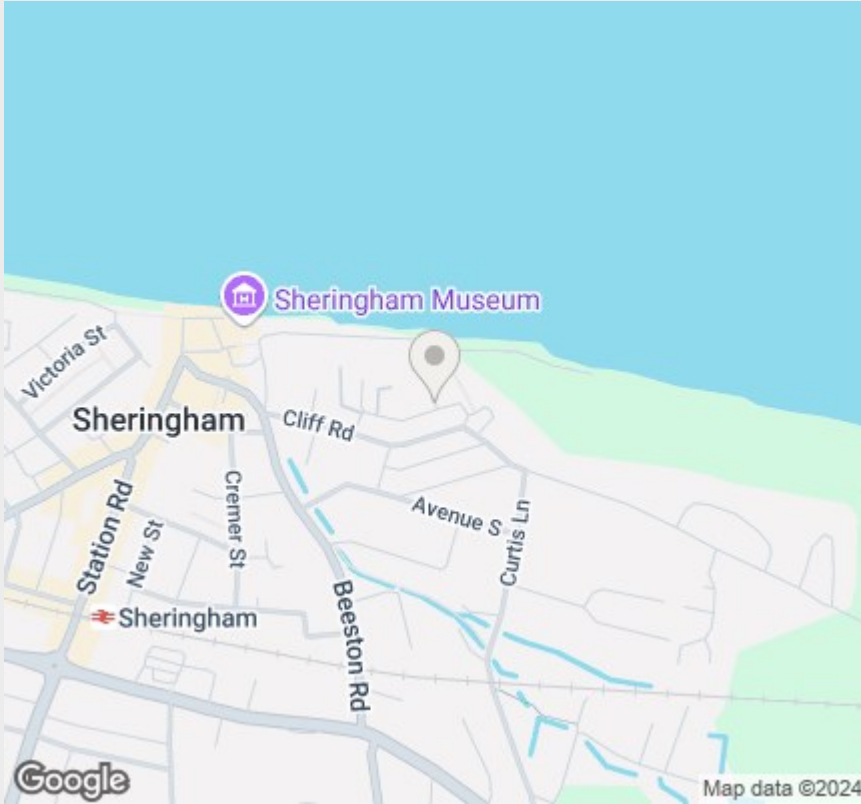
GARDENS

To the front of the property is an open plan garden area with ample off-road parking. Ranch-style fencing encloses a small garden area immediately to the front of the property. The good sized rear garden is fully enclosed with mature shrubs and hedging and a decking area leads from the rear porch and conservatory.

AGENTS NOTE

The property is freehold, has all mains services connected. The property is currently commercially rated but previously had a Council Tax Rating of Band C.



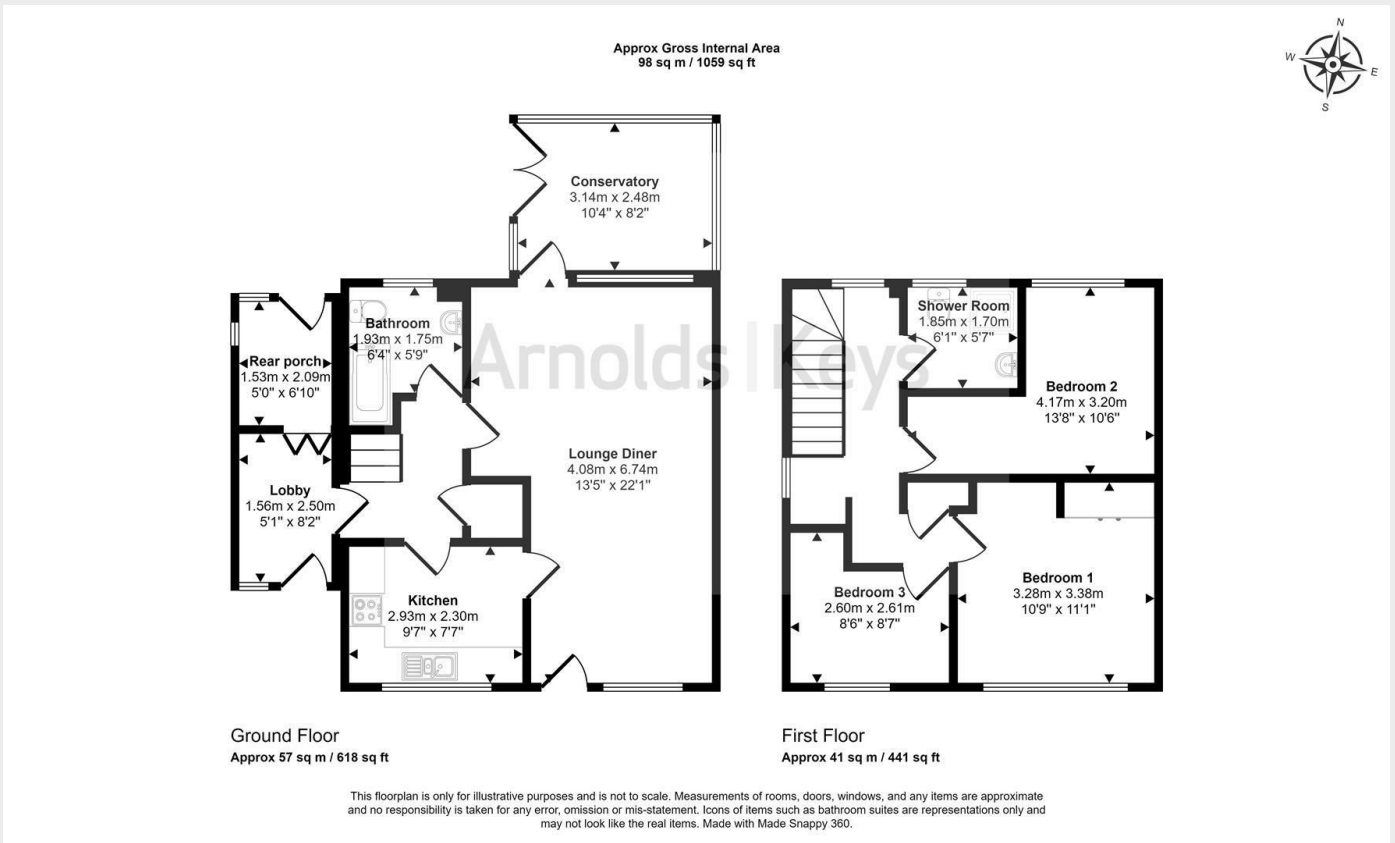


Viewings

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			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(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 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.

