

# Arnolds | Keys



21a Church Street, Sheringham, NR26 8QR

Price Guide £210,000

- No onward chain
- Gas central heating
- Close to shops, beach and transport facilities
- No garden or parking
- Flint and brick construction
- Sealed unit glazing
- Two bedrooms
- Ideal investment or holiday home

# 21a Church Street, Sheringham NR26 8QR

Offered with no onward chain is this flint and brick cottage set in the very heart of the Town Centre. This is a unique cottage offering recently re-decorated accommodation over three floors and the property has recently had a new roof which carries a 25 year guarantee; thus making this an ideal investment property or second home.

The deceptively spacious accommodation has the benefit of full gas fired central heating and sealed unit glazing throughout. Due to its location it is very convenient for local shops, beach and transport facilities.



Council Tax Band: A



## **ENTRANCE LOBBY**

With part glazed entrance door, stairs leading to first floor, radiator, tiled floor leading to:

## **KITCHEN/DINING ROOM**

Comprehensive range of pine fronted base and wall storage cupboards with laminated work surfaces and tiled splashbacks, inset stainless steel sink unit, point for electric cooker, radiator, arched recess leading to a small utility area with window to courtyard and provision for washing machine.



## **FIRST FLOOR**

### **LANDING**

Window to side aspect, radiator, stairs to second floor,

### **SHOWER ROOM**

Close coupled w.c., pedestal wash basin, radiator, shower enclosure with mixer shower, extractor fan, fully tiled walls, window to front aspect.



### **LOUNGE**

Windows to two aspects, radiator, provision for TV.



### **BEDROOM 2**

Window to rear aspect, radiator.

## **SECOND FLOOR**

### **BEDROOM 1**

Window to front aspect, central staircase with balustrade, radiator, provision for TV.

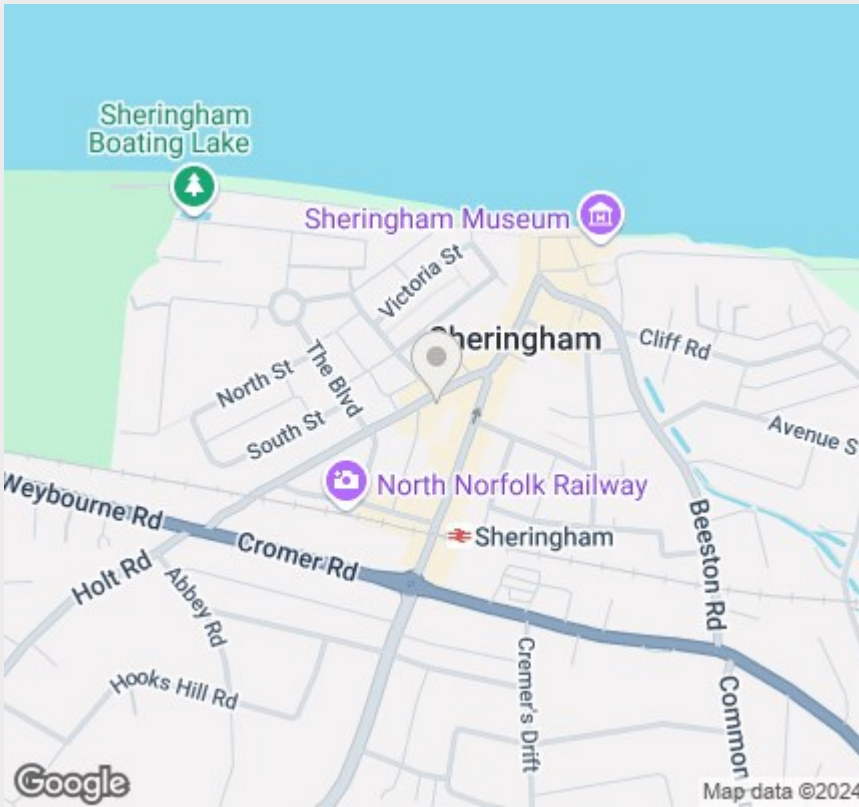
## **OUTSIDE**

The property is approached over a pedestrian access from Church Street and leads to a communal courtyard area. There is no garden or parking with this property.

## **AGENTS NOTE**

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



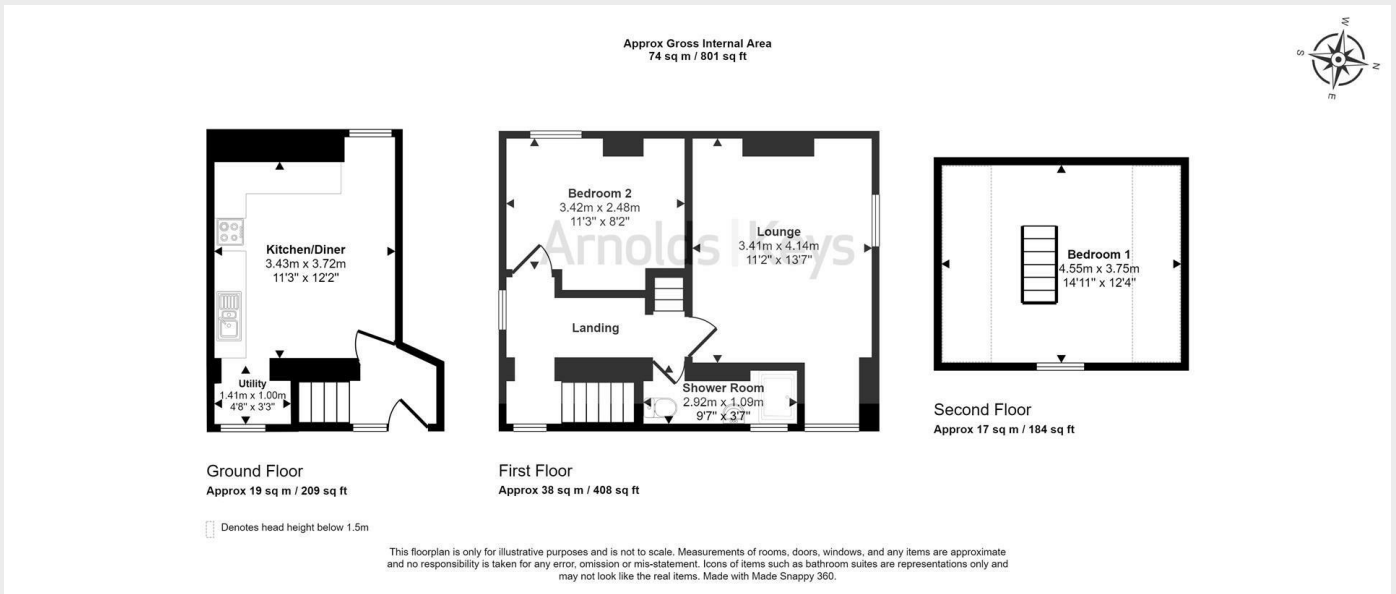


## Viewings

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>78</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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.

