

Arnolds | Keys



52 High Street, Mundesley, NR11 8JL

Price Guide £310,000

- Charming single storey cottage
- Vaulted ceilings
- Off road parking
- Stones throw to village centre
- No onward chain
- Two double bedrooms
- Wood burner
- Offers charm and character
- Immaculately presented
- Viewing essential

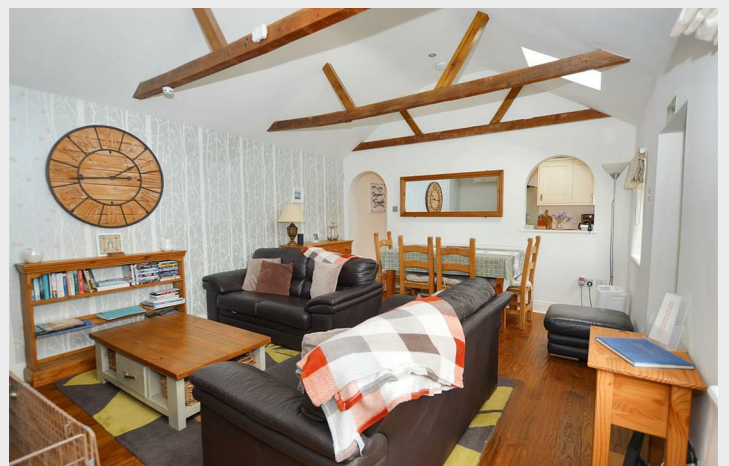
52 High Street, Mundesley NR11 8JL

Nestled in the charming High Street of Mundesley, this delightful cottage offers a cosy retreat just a stone's throw away from the village centre. With its vaulted beamed ceilings, wood flooring, and pine latch doors, this property exudes character and warmth.

Boasting one reception room, two bedrooms, and a bathroom, this cottage offers the quaint cottage living. There is off road parking and a garden storage shed to the front of the cottage, additionally, the small front south-facing courtyard provides a lovely spot to enjoy a morning coffee or sit in the afternoon sun. Immaculately presented both inside and out.



Council Tax Band:



FRONT PORCH

UPVC double glazed door to entrance porch with seated storage, ceiling light, window to the side, wood flooring, door to

LOUNGE/DINING ROOM

A beautiful light cottage style room with beamed vaulted ceiling, two velux roof lights, two UPVC windows to the front, solid wood flooring, TV point, space for dining table and chairs, arched hatch to kitchen. Exposed brick fireplace with inset free standing wood burner, pine latch door to bedroom two and hallway to kitchen.

KITCHEN

A cottage style kitchen with a range of cream base and drawer units with solid wood work tops over. Butler sink with mixer tap over and enamel drainer. Provision for washing machine and fridge freezer, built in electric oven with four ring gas hob above and extractor hood over with light and tiled splashbacks. Matching wall cupboards, solid wood flooring, velux roof light, UPVC double glazed window to the front.

HALLWAY

Pine latch doors to bedroom one and bathroom, wood flooring and ceiling light.

BEDROOM ONE

UPVC double glazed window to the front, radiator, loft access, wood flooring, ceiling light.

BATHROOM

UPVC double glazed window to the front, panelled bath with shower attachment over, part tiled walls, wall mounted wash hand basin, low level WC, radiator, heated towel rail, two wall lights and inset LED spot lighting, tiled flooring.

BEDROOM TWO

Two UPVC double glazed windows to the front and side, wood flooring, radiator, vaulted ceiling, ceiling light, door to storage cupboard.

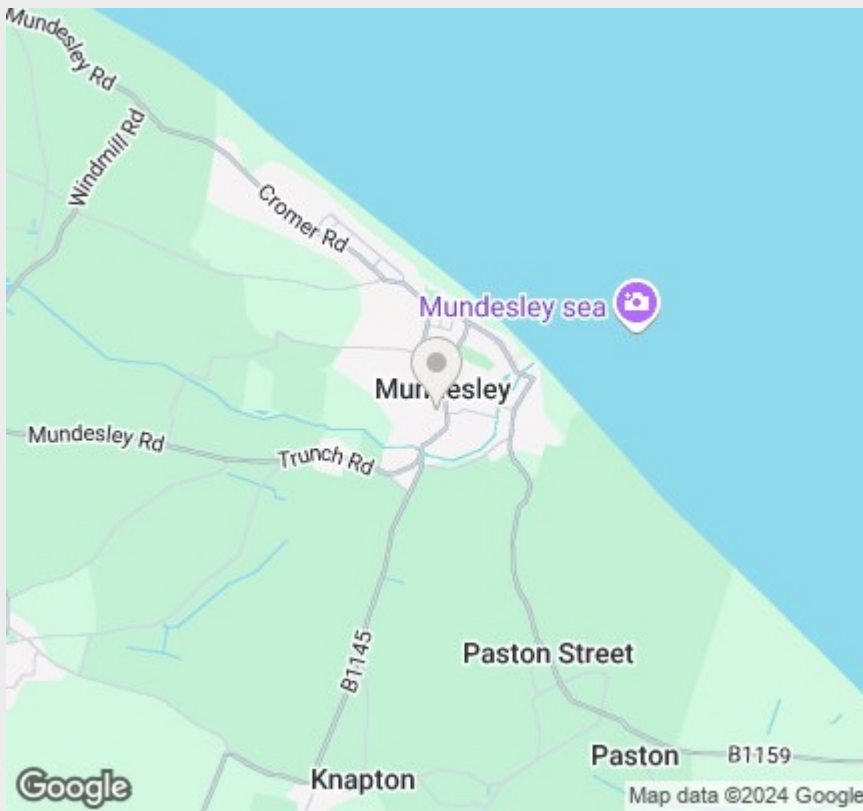
OUTSIDE

The cottage is approached over a shared gravelled access leading to the cottage and off road parking for one car. There is two small courtyard seating areas to the front and side area for refuse bins and a timber garden shed.

AGENTS NOTE

This is a freehold property, this is currently business rated as this is a holiday let. All mains services are connected, gas, water, electricity and mains drainage.



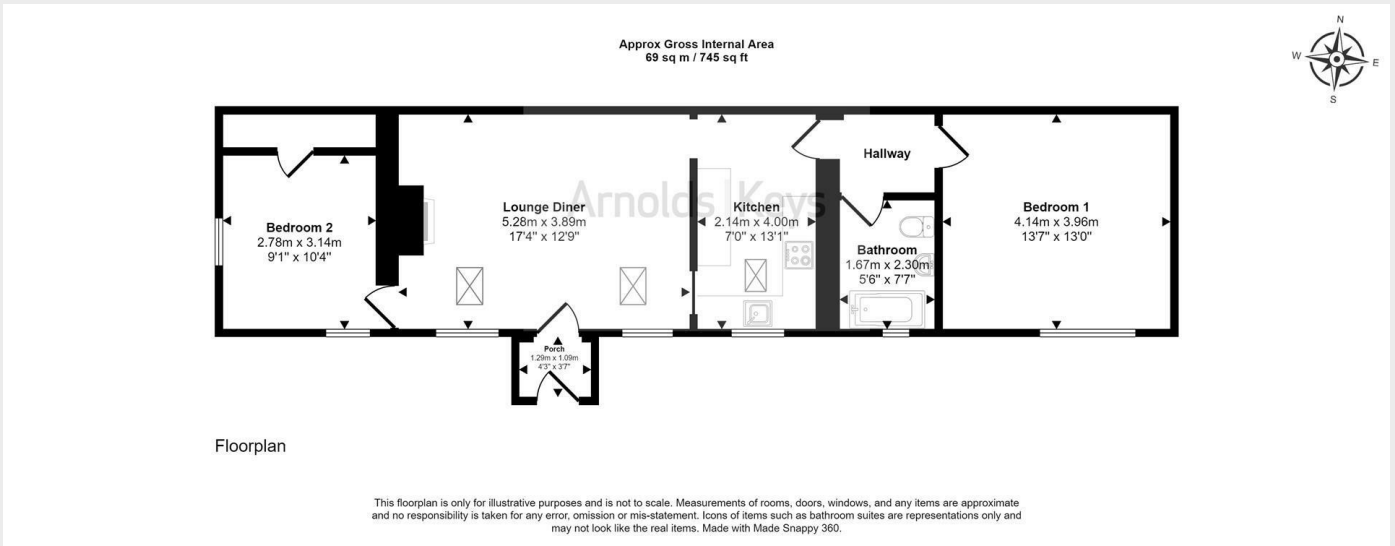


Viewings

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			82
(81-91) B			
(69-80) C			
(55-68) D		56	
(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 are 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.

