

# Arnolds | Keys



5 Ash Grove, Sheringham, NR26 8PT

Price Guide £270,000

- No onward chain
- Two reception rooms
- Large south facing rear garden
- Close to Beeston Common
- Three bedrooms
- Gas central heating
- Cul-de-sac location
- Ideal family home

# 5 Ash Grove, Sheringham NR26 8PT

Offered with no onward chain is this beautifully proportioned, semi-detached dwelling enjoying a cul-de-sac location close to Beeston Common. Formerly a Local Authority property the accommodation benefits from gas central heating and sealed unit glazing throughout.

The accommodation is well-presented and offers excellent potential to create a comfortable family home benefitting from three bedrooms, two reception rooms and a large south facing rear garden.



Council Tax Band: B



## **ENTRANCE PORCH**

With UPVC entrance door and glazed side panels, electric light and pine panelled ceiling. Further panelled glass door opening to:

## **ENTRANCE HALL**

Window to front aspect, radiator, turning staircase to first floor with understairs store cupboard.

## **LOUNGE**

A beautifully light room with wide bay window to front aspect, radiator, brick fire surround with open fire potential if required.

## **DINING ROOM**

Window to rear aspect, living flame gas fire with back boiler providing central heating and domestic hot water, fitted airing cupboard to the side. Provision for TV.

## **KITCHEN**

Fitted with the original range of kitchen units including stainless steel sink unit with cupboards beneath, point for gas cooker, fitted shelving, provision for washing machine, radiator, walk-in larder cupboard. Window to rear aspect and part glazed door to the side.

## **FIRST FLOOR**

### **LANDING**

Access to roof space, window to side on half landing.

### **BEDROOM 1**

Window to rear aspect overlooking the south facing rear garden. radiator, provision for TV, built in wardrobe.

### **BEDROOM 2**

Radiator, window to front aspect.

### **BEDROOM 3**

Radiator, window to front aspect.

### **SEPARATE W.C.**

Close coupled w.c., window to side aspect.

### **SHOWER ROOM**

Window to rear aspect, wash basin, level entry shower enclosure with mixer shower. Radiator/heated towel rail, extractor fan, part tiled walls.

### **OUTSIDE**

To the front of the property is a dropped kerb with off-road parking space and a gently sloping lawned

garden with flower beds. A side grassed area leading to the brick built STORE and OUTBUILDING with covered walkway which leads to a large timber WORKSHOP/STORE. The generous rear garden is also lawned with established shrubs and hedge borders.

## **AGENTS NOTE**

The property is freehold, has all mains services and a Council Tax Rating of Band B. Please note: This property has a Section 157 covenant, therefore the property may only be purchased by applicants who have lived or worked in Norfolk for the past three years.





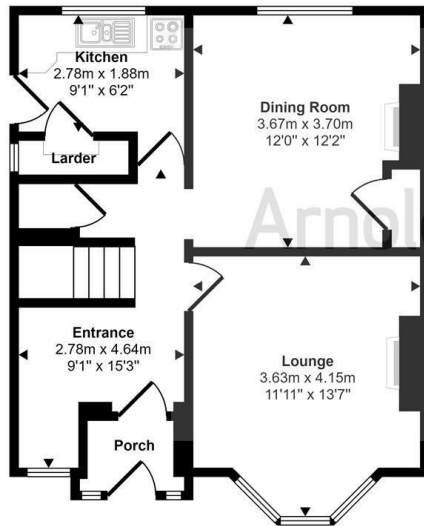
## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

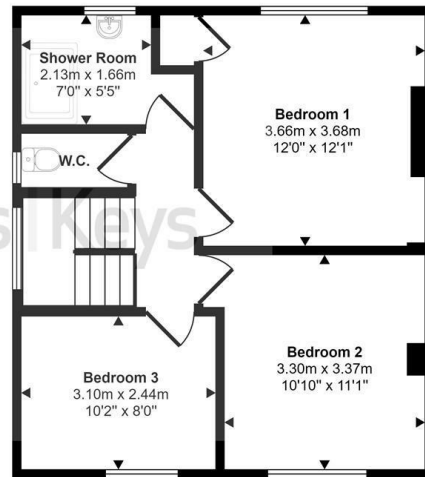
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</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	

Approx Gross Internal Area  
96 sq m / 1034 sq ft



Ground Floor  
Approx 49 sq m / 525 sq ft



First Floor  
Approx 47 sq m / 509 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.

