

Arnolds | Keys



7 Pine Grove, Sheringham, NR26 8QG

Price Guide £279,000

- No onward chain
- Walking distance of beach and shops
- Two reception room
- Gas central heating
- Established residential location
- Three bedrooms
- Large kitchen/dining room
- Enclosed rear garden

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Offered with no onward chain is this deceptively well-proportioned, semi-detached house located in a well established residential setting just east of the Town and within walking distance of the shops and transport facilities.

This property needs to be viewed to be appreciated as it has been extended at the rear to provide a large dining room/kitchen/garden room, thus providing a lovely family home which has the benefit of gas centrally heated accommodation.



Council Tax Band: B



ENTRANCE HALL

With part glazed entrance door, fitted service meter cupboard, radiator, stairs to first floor with understairs storage cupboard.

LOUNGE

Window to front aspect, radiator, period timber and tiled fireplace with tiled hearth and open fire if required. Provision for TV.

DINING AREA

Laminate flooring, radiator, open plan design leading to:

GARDEN/DINING ROOM

With glazed roof, radiator, double doors and windows to rear garden.

KITCHEN AREA

Comprehensive range of base and wall storage cupboards with laminated work surfaces, incorporating breakfast bar and matching upstands. Integrated double oven, space for fridge/freezer, provision for dishwasher, inset sink unit, inset four ring gas hob with filter hood above, Velux roof light, tiled floor, heated towel rail/radiator, window and part glazed door to rear.



FIRST FLOOR

LANDING

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

BEDROOM 1

Radiator, window to rear aspect, built in wardrobe cupboard, built in airing cupboard, period fireplace.

BEDROOM 2

Radiator, window to front aspect, panelling to one wall, two built in wardrobe cupboards, period fireplace.

BEDROOM 3

Window to front aspect, radiator.



BATHROOM

Free standing roll top bath with telephone style mixer tap and shower attachment, close coupled w.c., vanity wash basin with cupboards beneath, heated towel rail, part tiled walls. Window to rear aspect.



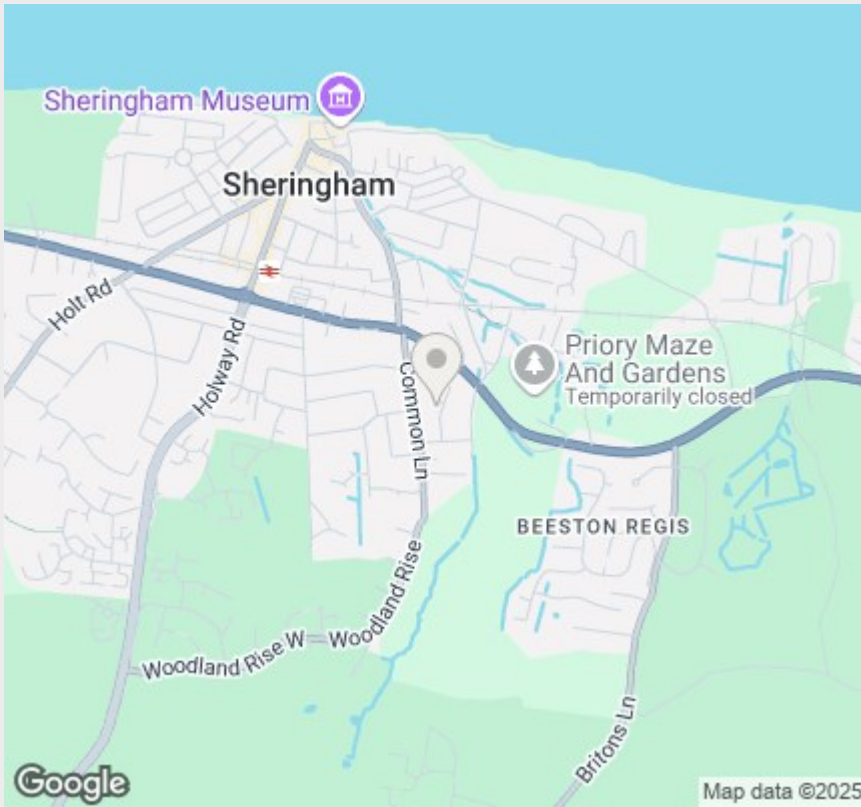
OUTSIDE

To the front of the property is a small, easy to manage, walled garden with established shrubs. A side access then leads to the gated rear garden where there is a paved patio area, lawned section and raised flower beds. At the rear of the garden is a timber GARDEN SHED.

AGENTS NOTE

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



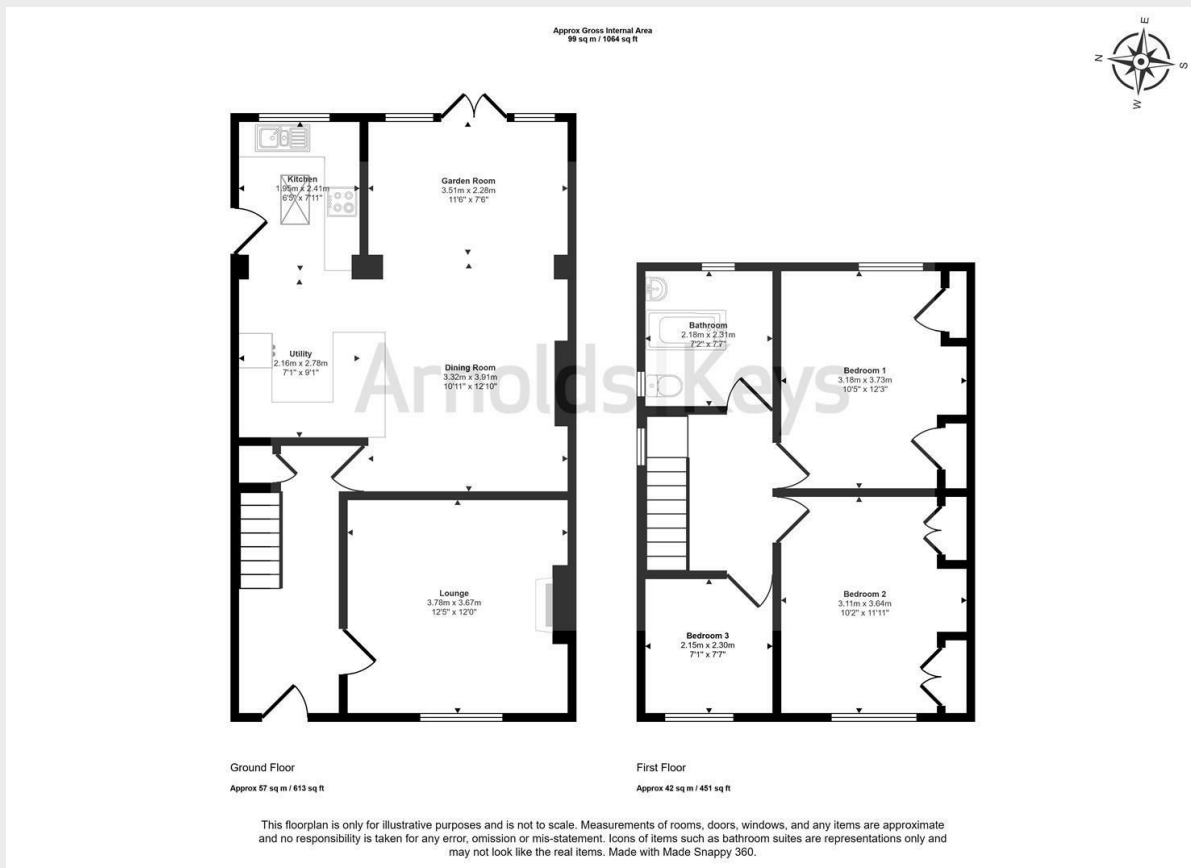


Viewings

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) A			80
(81-91) B			
(69-80) C		66	
(55-68) D			
(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.

