



**70 Beeston Common, Sheringham, NR26 8EU**

**Price Guide £275,000**

- No onward chain
- Very large plot at rear
- Southerly aspect
- Gas central heating
- Flint and brick construction
- Two bedrooms
- Views to the coast at the rear
- Ideal permanent or investment property



# 70 Beeston Common, Sheringham NR26 8EU

Offered with no onward chain is this attractive, mid-terraced, flint and brick cottage enjoying a highly favoured location overlooking Beeston Common. The property offers accommodation of character over three floors and has the benefit of gas fired central heating. One of the surprise features of this property is the large garden at the rear which makes this an ideal property for garden lovers.

Beeston Common is a popular, well-established residential location just to the East of the Town, footpaths lead from the Common to the Town Centre and beach. The Town itself offers a wide range of shops and restaurants whilst both bus and rail services provide easy access to the county capital of Norwich.



Council Tax Band: B





## PORCH

With part glazed UPVC entrance door, tiled floor, further glazed door opening to:

## LOUNGE

UPVC window to front aspect, feature timber fire surround with pamment stone hearth, provision for TV, exposed ceiling timbers, radiator, door to:

## KITCHEN

Range of base and wall storage cupboards with laminated work surfaces and tiled splashbacks, point for electric cooker, inset sink unit, provision for automatic washing machine, radiator, spiral staircase to first floor, stained glass window and panelled doors to:

## GARDEN ROOM

Radiator, two windows to side and rear, part glazed door to rear garden.

## FIRST FLOOR

### LANDING

Radiator, stairs to second floor.

### BATHROOM

Panelled bath, close coupled w.c., pedestal wash basin, part tiled walls, radiator, shower enclosure, fitted over stairs cupboard, window to rear aspect.

### BEDROOM 1

Radiator, two fitted wardrobe cupboards, window to front aspect with open views over Beeston Common, radiator.

## SECOND FLOOR

### BEDROOM 2

Dormer windows to front and rear with superb views to the Coast and over Beeston Common. Pine panelled ceiling, two fitted store cupboards, radiator.

## OUTSIDE

The property has a selection of outbuildings including 3 x GREENHOUSES, 2 x TIMBER GARDEN SHEDS, lean-to STORE.

## GARDENS

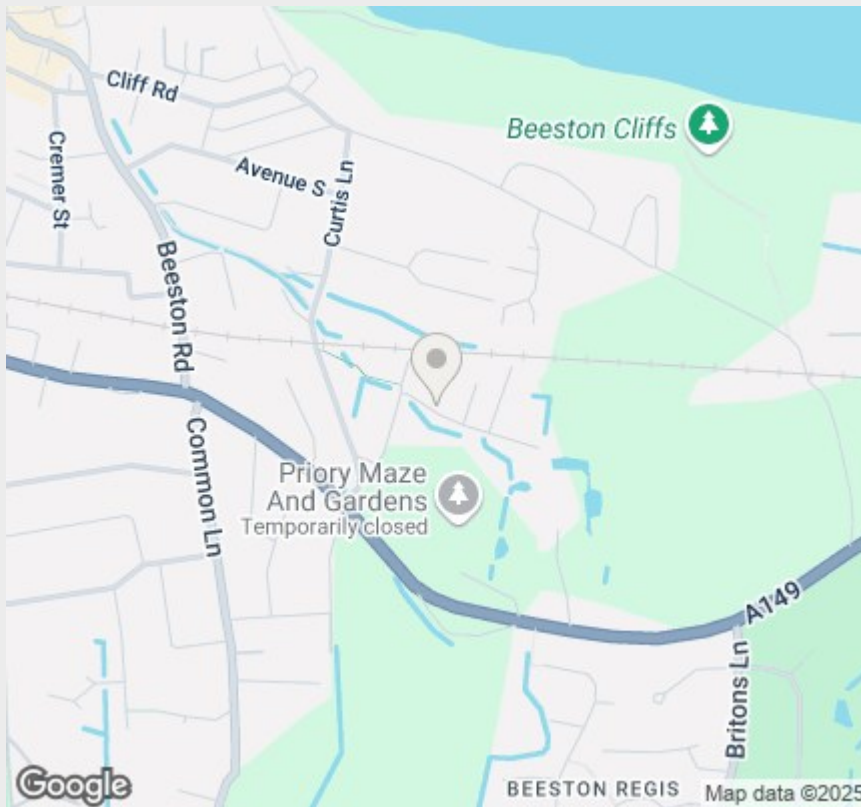
To the front of the property is a small garden area with ranch-style fence. The garden immediately to the rear is arranged in a courtyard style with gravelled areas and paving. This area then leads to a further garden area which is extensive and offers wonderful opportunities for gardening, recreational and amenity use. This area is fully enclosed, primarily grassed and interspersed with mature trees and shrubs.

## AGENTS NOTE

The property is freehold, has all mains services connected

and has a Council Tax rating of Band B. Applicants need to be aware that the large garden land at the rear is on a separate title.



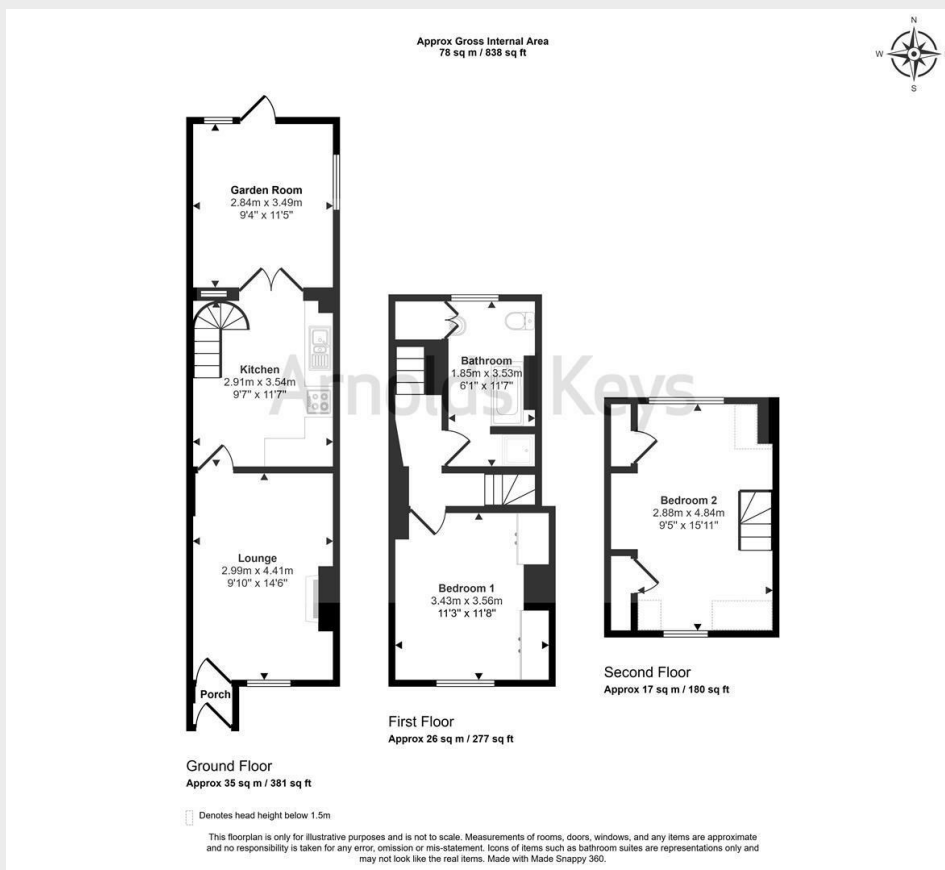


## Viewings

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>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

