

# Arnolds | Keys



**Bosun's Cottage, 10 Barchams Yard, Sheringham, NR26 8JS**

**Price Guide £190,000**

- Town centre location
- Gas central heating
- Attractive flint and brick construction
- Ideal for permanent or holiday use
- Two bedrooms
- No onward chain



# 10 Barchams Yard, Sheringham NR26 8JS

Tucked away in the centre of town is this mid-terraced brick and flint cottage just a stone's throw from the High Street and beach. With its excellent location, this property is equally suitable for both permanent or holiday use and is an ideal candidate for anyone seeking a bolt hole by the coast.

The property would benefit from some updating but with two bedrooms, full gas central heating and the use of a communal courtyard, the property has plenty of potential, and is offered with no onward chain.



Council Tax Band: A



## LOUNGE

Part glazed entrance door and window to the front aspect. Staircase to first floor, radiator, laminate flooring, TV aerial point, ceiling light and opening to:

## KITCHEN

Range of base and wall storage cupboards with laminated work surfaces and part tiled splashbacks, single stainless steel bowl sink unit with mixer tap over, points for both electric and gas cookers, plumbing for washing machine and wall mounted gas fired boiler providing central heating and domestic hot water. Space for kitchen table, radiator, vinyl flooring, window to the rear and part glazed door leading to the courtyard.



## FIRST FLOOR

### LANDING

Access to roof space, carpet and ceiling light.

### BATHROOM

Panelled bath with mixer shower above, pedestal wash basin with tiled splashback, close coupled WC, radiator, electric shaver point, extractor fan, window to rear.

### BEDROOM 1

Built in storage cupboard, radiator, carpet and ceiling light, window to front, recess for storage with additional cupboards above.

### BEDROOM 2

Window to rear aspect, built in storage cupboard, laminate flooring, radiator and ceiling light.

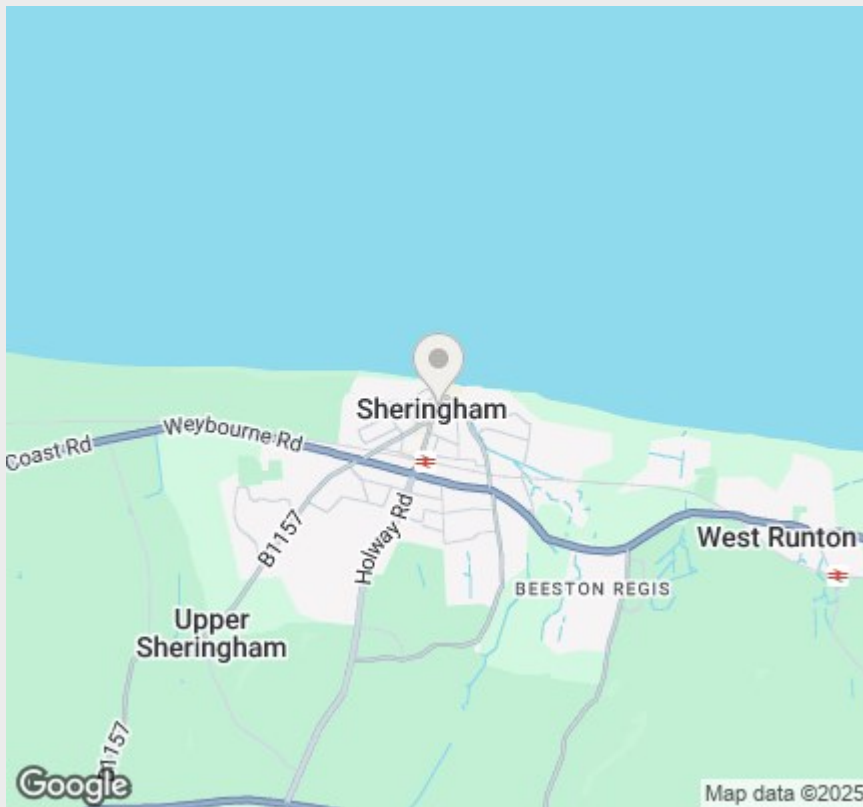


## OUTSIDE

The property is approached via a walkway accessed from the High Street beside the amusement arcade. It also benefits from the use of an enclosed communal courtyard to the rear.

## AGENTS NOTE

The property is freehold and has a council tax band rating of A. Mains electricity, water and drainage are all connected.



## Viewings

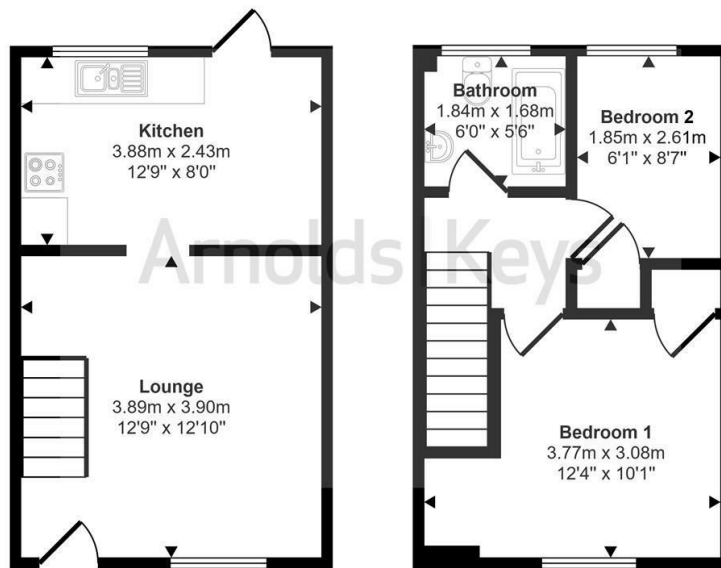
Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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  
50 sq m / 535 sq ft



Ground Floor  
Approx 25 sq m / 271 sq ft

First Floor  
Approx 25 sq m / 264 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 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.



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