

Arnolds | Keys



12 New Road, Sheringham, NR26 8EB

Price Guide £295,000

- No onward chain
- Four bedrooms
- South facing garden
- Gas central heating
- Close to shops and beach
- Two reception rooms
- In need of updating
- Established residential area

12 New Road, Sheringham NR26 8EB

Offered with no onward chain is this end-terraced house, set in an established residential location just a stone's throw from the Town Centre and beach. The property was originally built as a detached property and would benefit from updating. However it does offer light and airy accommodation with up to four bedrooms and two reception rooms. Gas central heating is installed and the property has a south facing garden at the rear.

Sheringham itself offers an excellent selection of shops and restaurants with both bus and rail services providing easy access to the City of Norwich, which is just 27 miles distant.



Council Tax Band: B



ENTRANCE HALL

Part glazed UPVC entrance door with glazed panel above, service meter cupboard, original tiled floor in a mosaic style, radiator, stairs to first floor with understairs storage.

LOUNGE

A lovely light room with wide bay window to front aspect, four radiators, shelved alcoves, provision for TV, wood laminate floor.

DINING ROOM

Radiator, wood laminate floor, window to rear aspect, fitted alcove storage cupboards and shelving, opening to:

KITCHEN

Range of base and wall storage units with laminated work surfaces and tiled splashbacks. part glazed door and window to rear, inset stainless steel sink unit, wall mounted gas boiler, provision for washing machine, provision for gas cooker, wood laminate floor.

SHOWER ROOM

Pedestal wash basin, close coupled w.c., corner shower enclosure, radiator, tiled floor, window to rear aspect. Wall cabinet and electric heater.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1

Window to front aspect, radiator.

BEDROOM 2

Window to rear aspect, radiator, door leading to:

BEDROOM 3

Window to rear aspect, radiator, access to roof space.

BEDROOM 4

Window to front aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, close coupled w.c., wash basin, radiator, window to rear aspect, mirror and cabinet, tiled floor.

OUTSIDE

Two attached, brick built OUTHOUSES.

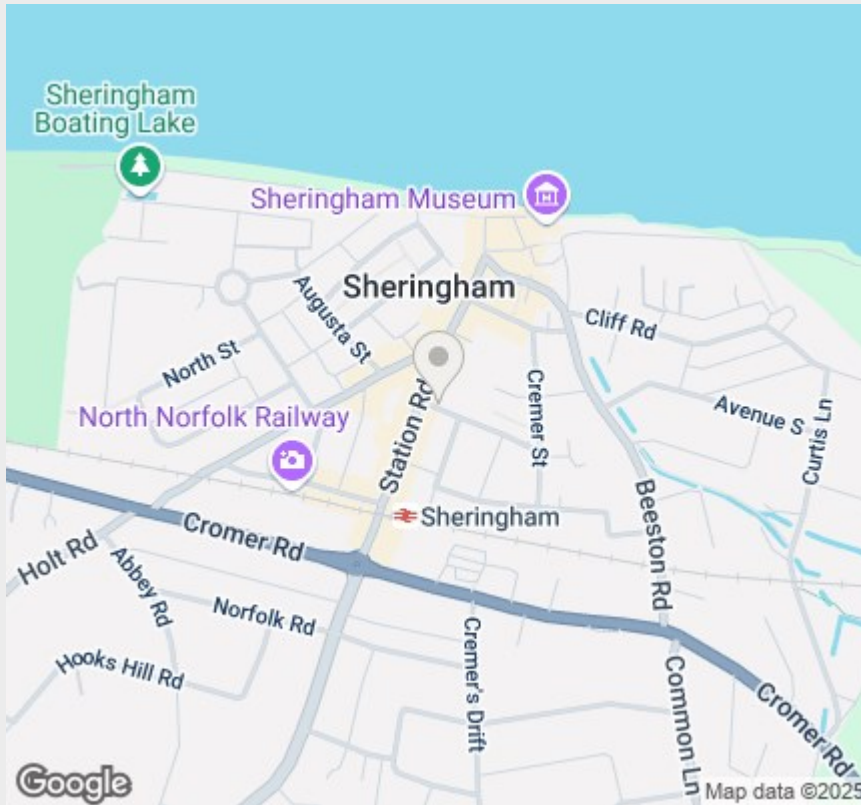
GARDENS

To the front of the property is a small walled garden arranged for ease of maintenance with tiled path leading to the front entrance with established planting to the borders. A gated access then leads to the fully enclosed rear garden which offers a patio area, and raised fish pond. This leads to a further grassed area and more established shrubs and trees. The property does not have any off-road parking although New Road is unrestricted in terms of parking.

AGENTS NOTE

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






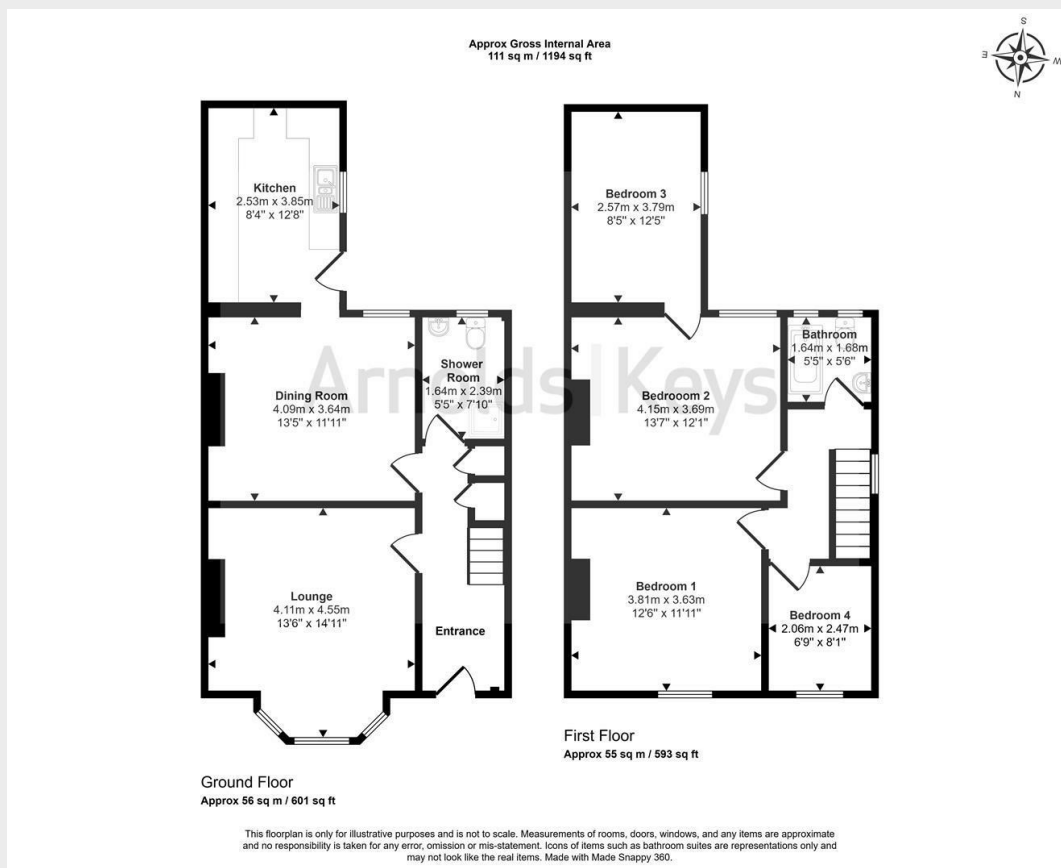
Viewings

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		85
(81-91) B		
(69-80) C		60
(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 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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