



9 Heath Road, Sheringham, Norfolk, NR26 8JH

Price Guide £450,000

- No onward chain
- Sought after location
- Gas central heating
- Easy to manage gardens
- Beautifully proportioned with over 1300 sq ft
- Walking distance of Town Centre
- Garage and off-road parking
- Three bedrooms

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Offered with no onward chain is this beautifully proportioned and well-presented detached bungalow located in a highly favoured residential area just south of the Town Centre. The property offers just over 1300 square feet and has the benefit of full gas fired central heating. Some of the windows have been replaced with UPVC sealed units whilst others have secondary glazing.

The Town Centre, which is just a short walk, offers an excellent selection of local shops, restaurants and both bus and train services providing easy access to the City of Norwich.



Council Tax Band: D



ENTRANCE PORCH

Part glazed UPVC entrance door, tiled floor. further glazed door opening to:

ENTRANCE HALL

Radiator, large built in cupboard, access via folding ladder to insulated roof space, tinted glazed screen to lounge/dining room, built in airing cupboard with hot water cylinder.

LOUNGE/DINING ROOM

A superb room with three large windows allowing the light to flood in. Stone fire surround with open fire if required, provision for TV, five wall light points, two radiators, door to:

KITCHEN

Another light room benefitting from two aspects. Range of base and wall storage units with laminated work surfaces and tiled splashbacks, inset sink unit, point for gas cooker, provision for washing machine, part glazed door to rear garden, radiator, wall mounted gas boiler providing central heating and domestic hot water.

BEDROOM 1

Yet another light room benefitting from two large windows, radiator and two built in wardrobe cupboards.

BATHROOM

Panelled bath with electric shower above, pedestal wash basin, low level w.c., part tiled walls, radiator/towel rail, window to side aspect.

BEDROOM 2

Once again benefitting from two aspects, radiator, built in wardrobe cupboard.

CLOAKROOM

Window to rear, low level w.c., wash basin with tiled splashbacks.

BEDROOM 3

Radiator, patio doors opening to rear garden.

OUTSIDE

The property has the benefit of a brick built GARAGE with up and over door and personal side door. Applicants will be aware that the garage has suffered a crack through the brickwork at some stage, but we are informed that it has not worsened in recent years.

GARDENS

The property stands in grounds that have been arranged for ease of maintenance. To the front is a

long driveway providing additional off road parking and also a paved area interspersed with plants and shrubs. The rear garden is enclosed and offers a good degree of privacy. It also has paving interspersed with established plants and shrubs.

AGENTS NOTE

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





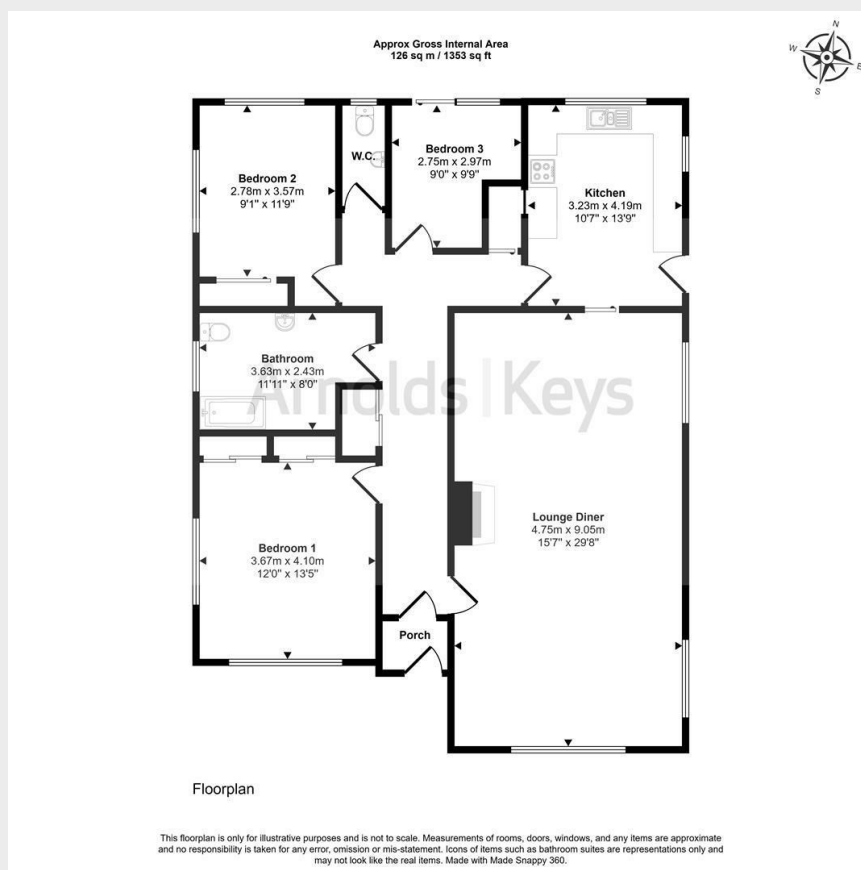
Viewings

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		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(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 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.



11 Station Road, Sheringham, Norfolk, NR26 8RE
01263 822373

coastal@arnoldskeys.com
www.arnoldskeys.com