

Arnolds | Keys



29, Beeston Back Common, Sheringham, NR26 8ES

Price Guide £295,000

- No onward chain
- Short walk from beach and shops
- Two bedrooms
- Ideal for permanent or holiday use
- Highly favoured location
- Gas central heating
- Two reception rooms
- Open views over Beeston Common

29, Beeston Back Common, Sheringham NR26 8ES

Offered with no onward chain is this delightful cottage-style property set in an enviable location enjoying views over Beeston Common. The property has been extended at the rear to offer two reception rooms and two bedrooms. The property has gas central heating and sealed unit glazing throughout,

Equally suitable for both permanent or holiday use, the property is just a short walk from the Beach and Town Centre. Sheringham itself offers an excellent selection of local shops and restaurants whilst both bus and rail services provide easy access to the County Capital of Norwich.



Council Tax Band: B



ENTRANCE PORCH

With part glazed entrance door, wood laminate floor, coats hanging space, further part glazed door opening to:

LOBBY

With stairs to first floor, door leading to:

LOUNGE

With open views to Beeston Common, provision for TV, radiator, fitted alcove store cupboards, understairs storage recess, fitted gas fire/back boiler providing central heating and domestic hot water, three wall light points, archway leading to:

DINING ROOM

Window to side aspect, radiator, further archway leading to:

KITCHEN

With window to rear aspect, part glazed door to side and rear, radiator, comprehensive range of base and wall storage cupboards with laminated work surfaces and tiled splashbacks, inset sink unit, point for electric cooker, provision for washing machine and space for refrigerator.

SEPARATE W.C.

With window to side, close coupled w.c.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1

A light room with lovely views over Beeston Common to the front. Radiator, fitted wardrobe cupboard and fitted airing cupboard.

BEDROOM 2

Radiator, window to rear overlooking the local allotments.

BATHROOM

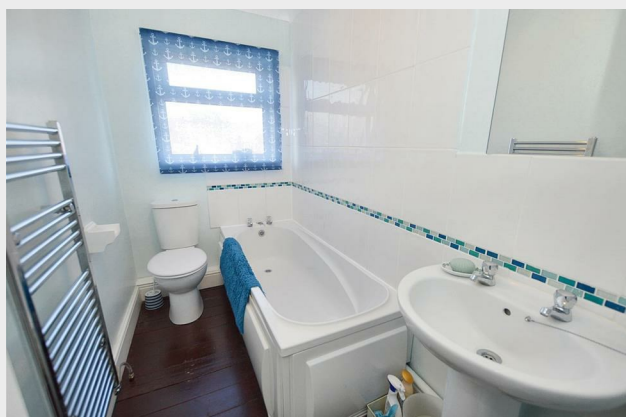
Panelled bath, close coupled w.c., pedestal wash basin, chrome heated towel rail, part tiled walls, polished wood floor.

OUTSIDE

The property stands in easy to manage gardens both front and rear. There is a longstanding agreement that occupiers can park their vehicles on Beeston Common opposite each dwelling. This is overseen by Sheringham Town Council.

AGENTS NOTE

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




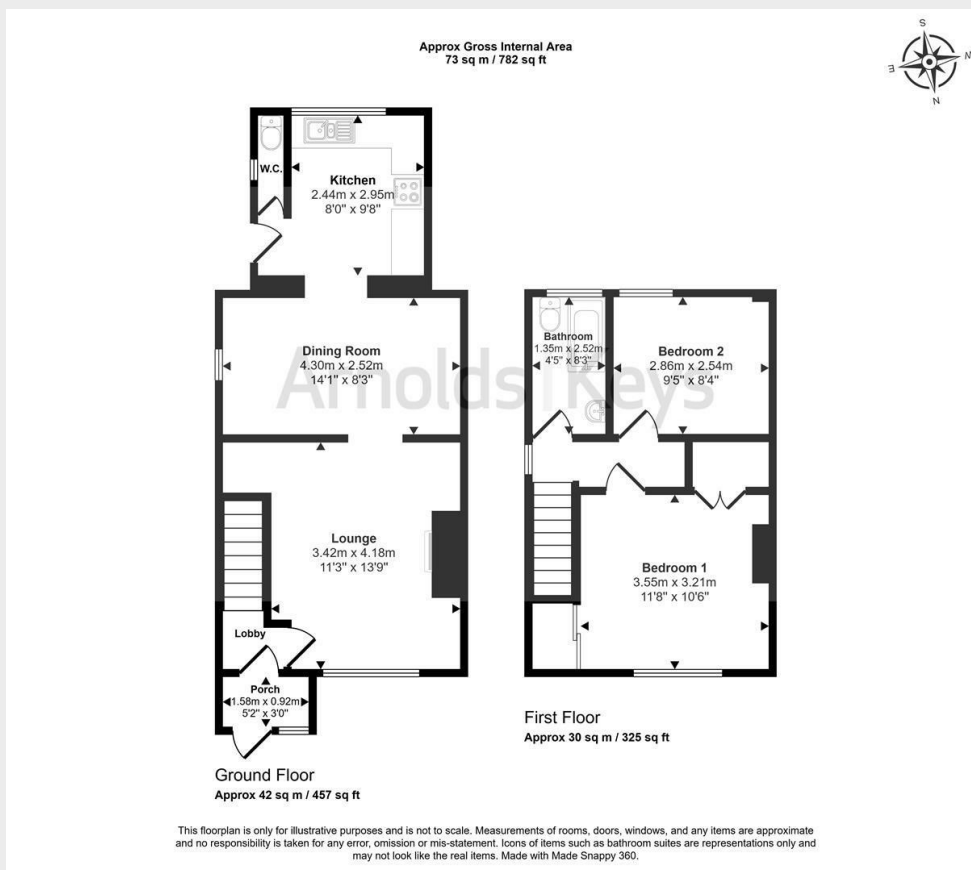


Viewings

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		86
(81-91) B		
(69-80) C		
(55-68) D	55	
(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, 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