



**25 New Road, Sheringham, NR26 8EB**

**Price Guide £280,000**

- Offered with no onward chain
- Close to beach and shops
- Beautifully presented
- Enclosed rear garden
- Centrally located
- Three bedrooms
- Ideal for permanent or holiday use
- Gas central heating



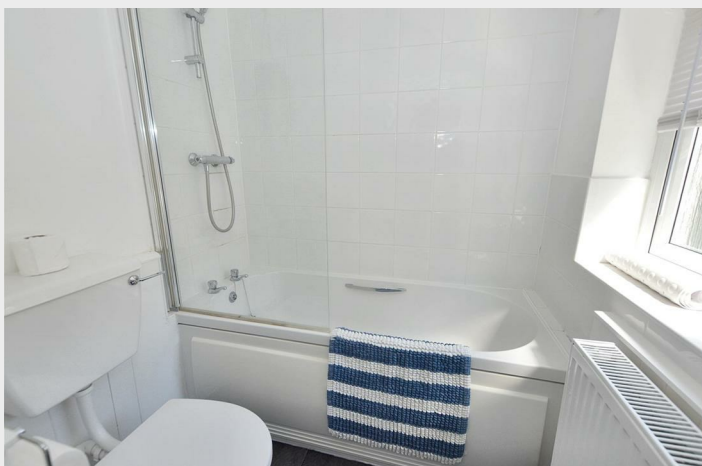
# 25 New Road, Sheringham NR26 8EB

An excellent opportunity to acquire a superb property which is located within a stone's throw of the beach and Town Centre. The property has been successfully used as a holiday let but would be equally suitable for permanent use too with its courtyard style garden. The property offers three bedrooms, two reception rooms, gas central heating throughout and is beautifully presented.

Sheringham itself offers an excellent selection of shops and restaurants and the all important promenade and beach. Both bus and rail services provide easy access to the City of Norwich.



Council Tax Band: B



## ENTRANCE PORCH

Solid wood door to entrance porch with window to the side, ceiling light and door to

## LOUNGE

UPVC double glazed window to the front, carpet, radiator, picture rail, fireplace currently unused, ceiling light, opening to:

## DINING ROOM

UPVC double glazed window to the rear, carpet, radiator, ceiling light, stairs to first floor and large walk in understairs storage cupboard and opening and step down into the

## KITCHEN

UPVC double glazed window and door to the side. Range of white wall mounted cupboards, and matching base cupboards with inset stainless steel sink unit with mixer tap over. Provision for washing machine, fridge and freezer and built in cooker with four ring gas hob and extractor hood above. Tiled splashbacks and tiled flooring, ceiling light and wall mounted gas central heating boiler. Door to:

## BATHROOM

Two double glazed windows to the side, tiled flooring and extensively tiled walls. Panelled bath with shower over, WC, pedestal wash hand basin. Radiator and ceiling light.

## LANDING

Doors to all rooms, radiator, ceiling light, carpet.

## BEDROOM ONE

UPVC double glazed window to the front, carpet, ceiling light, radiator, door to over stairs storage cupboard.

## BEDROOM TWO

UPVC double glazed window to the rear, radiator, carpet, ceiling light.

## W.C

UPVC double glazed window to the side, low level WC, pedestal wash hand basin, wall mounted heated towel rail and ceiling light.

## BEDROOM THREE

UPVC double glazed window to the rear. Radiator, carpet and ceiling light point.

## OUTSIDE

There is a small front courtyard area. To the rear is an enclosed courtyard, ideal for sitting with table &

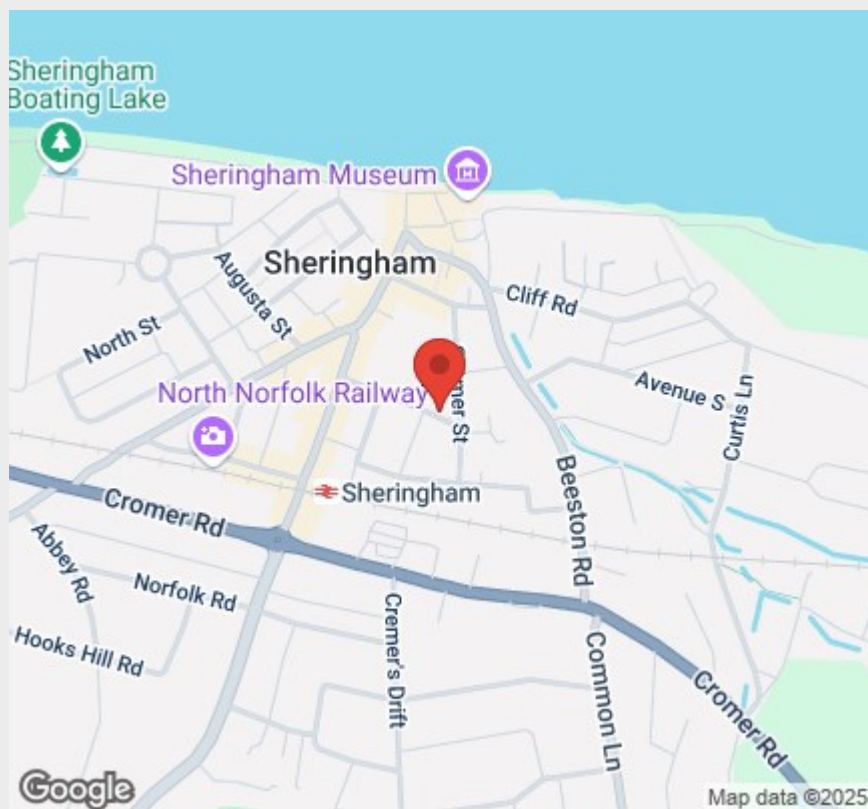
chairs and has rear access gate leading onto a passage way to the road, all paved and has an outside water tap.

## AGENTS NOTE

This is a Freehold property, with a council tax band B. All mains services connected and mains drainage.







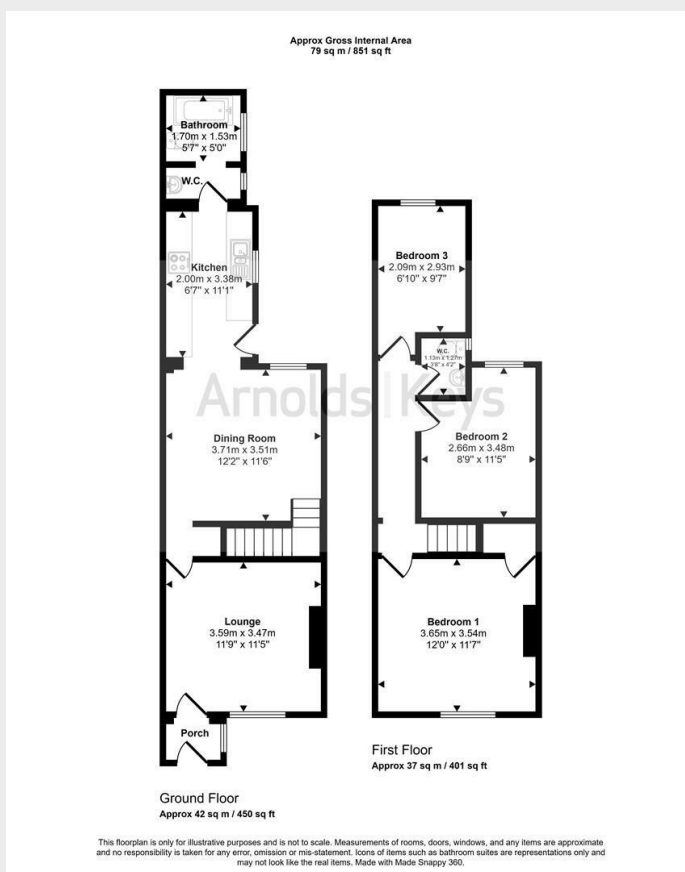
## Viewings

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>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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	



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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