



**16 Cooper Road, Sheringham, NR26 8UH**

**Price Guide £199,000**

- No onward chain
- Off-road parking
- South facing aspect
- Ideal first purchase
- Two bedrooms
- Walled rear garden
- Some updating required
- Close to schools

# 16 Cooper Road, Sheringham, NR26 8UH

Offered with no onward chain is this modern, end of terrace, Town House enjoying a southerly aspect on this popular residential development towards the outskirts of the Town.

The property is located close to both primary and junior schools and a local Convenience Store is within walking distance. The property would benefit from some updating but this is reflected in the Guide Price. An ideal first purchase or investment property.



Council Tax Band: B



## ENTRANCE HALL

Part glazed entrance door, stairs to first floor.

## CLOAKROOM

Window to front aspect, close coupled w.c., wash basin with tiled splashback.

## LOUNGE

Window to front aspect, wall mounted electric heater, inset electric fire, provision for wall mounted TV. Door to:

## KITCHEN/DINING ROOM

Range of white base and wall cupboards with laminated work surfaces and tiled splashbacks, inset four ring gas hob unit with extractor hood above and electric oven beneath, inset stainless steel sink unit, provision for washing machine, space for fridge/freezer, part glazed door and window to rear aspect, understairs store cupboard.



## FIRST FLOOR

### LANDING

Access to roof space, built in airing cupboard with lagged cylinder and immersion heater.

### BEDROOM 1

Window to front aspect, wall mounted convector heater, provision for TV, built in wardrobe cupboard.



### BEDROOM 2

Window to rear aspect, wall mounted electric heater.

### BATHROOM

Panelled bath with provision for shower above, close coupled w.c., pedestal wash basin, tiled splashbacks, window to rear aspect, wall mounted electric heater.



### OUTSIDE

To the front of the property is a terraced garden with shingle beds and steps leading from the pavement to the entrance. The rear garden is fully enclosed and part walled offering a good degree of privacy. There is a paved patio and a grassed area with allocated parking in the car parking area at the rear.

### AGENTS NOTE

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



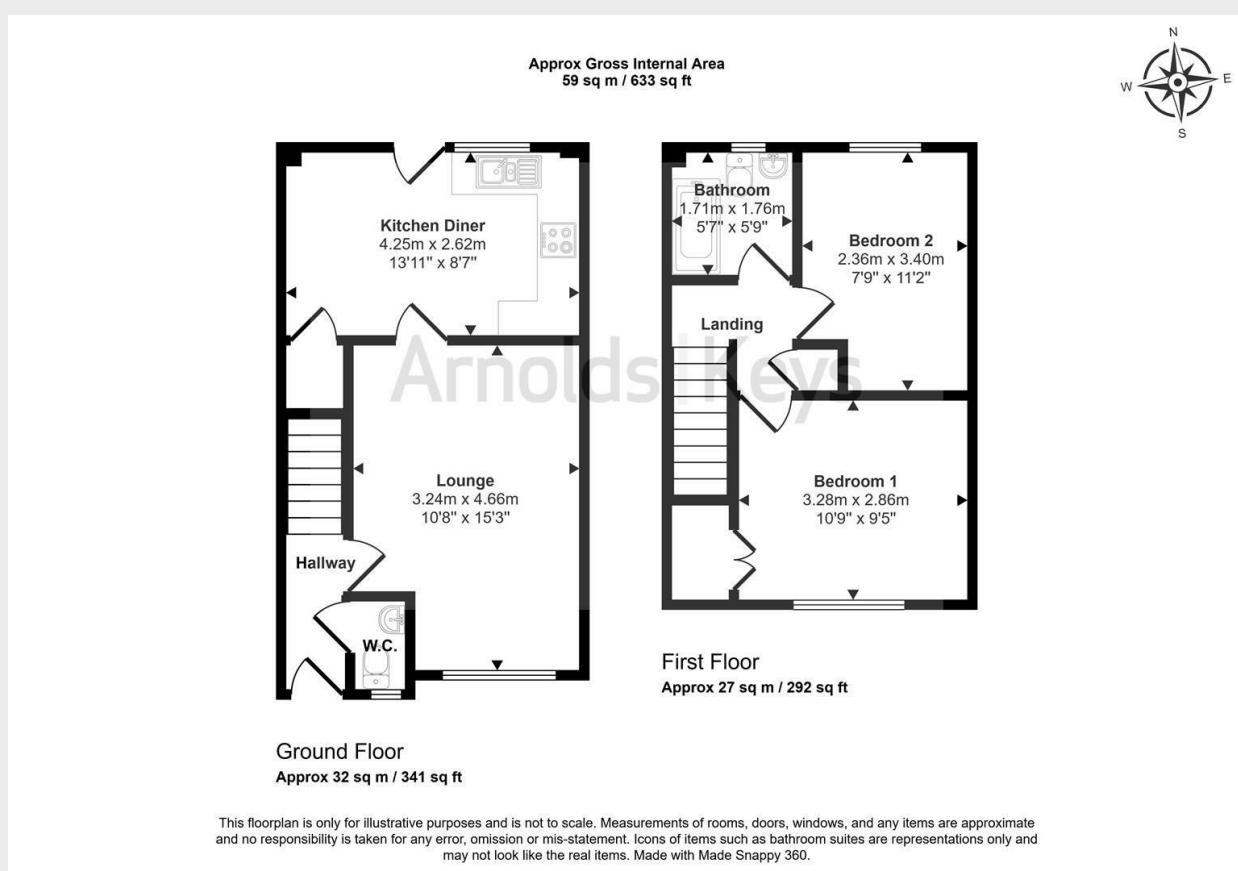


## Viewings

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		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(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.

