



56, Holway Road, Sheringham, NR26 8HR

Price Guide £375,000

- No onward chain
- Two self-contained units
- Slightly elevated position
- Walking distance of shops and transport facilities
- Excellent investment opportunity
- Gas central heating throughout
- Coastal views in the distance
- Option of home with income

56, Holway Road, Sheringham, NR26 8HR

An interesting opportunity to acquire a large, semi-detached residence enjoying a slightly elevated location with coastal views in the distance. Currently arranged as two, self-contained units, the property is being offered as one, thus providing an excellent investment opportunity or indeed a home with income.

The property offers a two bedroom ground floor flat and a large, five bedroom maisonette on floors two and three. The property has gas fired central heating throughout and the windows are sealed units in UPVC frames.



Council Tax Band: A



GROUND FLOOR FLAT

SIDE ENTRANCE HALL

With part glazed composite entrance door, radiator, large walk-in store cupboard.

LOUNGE/DINING ROOM

A beautifully proportioned and light room with large bay window to front aspect, two radiators, provision for TV.

KITCHEN

Window to side aspect, radiator, range of base and wall cupboards with laminated work surfaces and tiled splashbacks, wall mounted gas boiler providing central heating and hot water for this flat. Provision for washing machine, inset sink unit.

BATHROOM

Panelled bath with electric shower above, close coupled w.c., pedestal wash basin, built in linen cupboard, radiator.

BEDROOM 1

Another light room with bay window to rear aspect, radiator.

BEDROOM 2

Window to rear aspect, radiator.

FIRST AND SECOND FLOOR MAISONETTE

With part glazed composite entrance door to ground floor hallway. Mosaic tiled floor, service meter cupboard, stairs leading to:

LANDING/HALLWAY

Radiator, window to side aspect.

LOUNGE/DINER

A light room with wide bay window to rear aspect, two radiators, provision for TV. Fitted store cupboard.

KITCHEN

Comprehensive range of base and wall cupboards with laminated work surfaces and tiled splashbacks, provision for washing machine and point for electric cooker, wall mounted gas boiler providing central heating and hot water for the maisonette, window to side aspect.

BATHROOM

Panelled bath with mixer shower above, pedestal wash basin, close coupled w.c. radiator, window to side aspect.

SEPARATE W.C.

High level cistern, wash basin, window to side aspect.

BEDROOM 1

Wide bay window to front aspect, radiator, period fire surround.

BEDROOM 2

Window to front aspect, radiator.

THIRD FLOOR

BEDROOM 3

Window to side aspect, radiator, sloping ceilings.

BEDROOM 4

Window to rear aspect, radiator, sloping ceilings.

BEDROOM 5

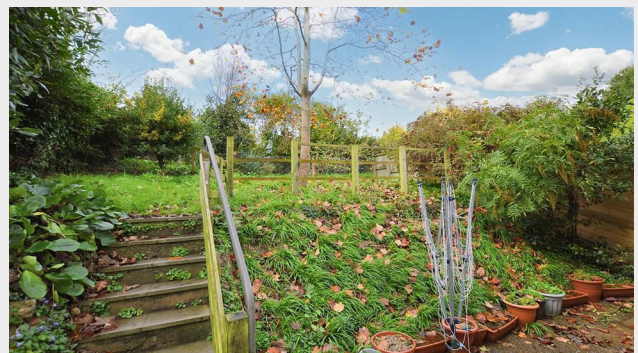
Dormer window to front aspect, radiator, sloping ceilings.

OUTSIDE

The property is approached over steps leading up from the pavement. There is a sloping lawned garden to the front. A side pathway leads to the fully enclosed rear garden which is also lawned. There is a timber GARDEN SHED and BIN STORE. There is no parking with the property although there is unrestricted parking in the road opposite.

AGENTS NOTE

The property is held on one title and is freehold. All mains services are connected and each unit has a Council Tax Rating of Band A.



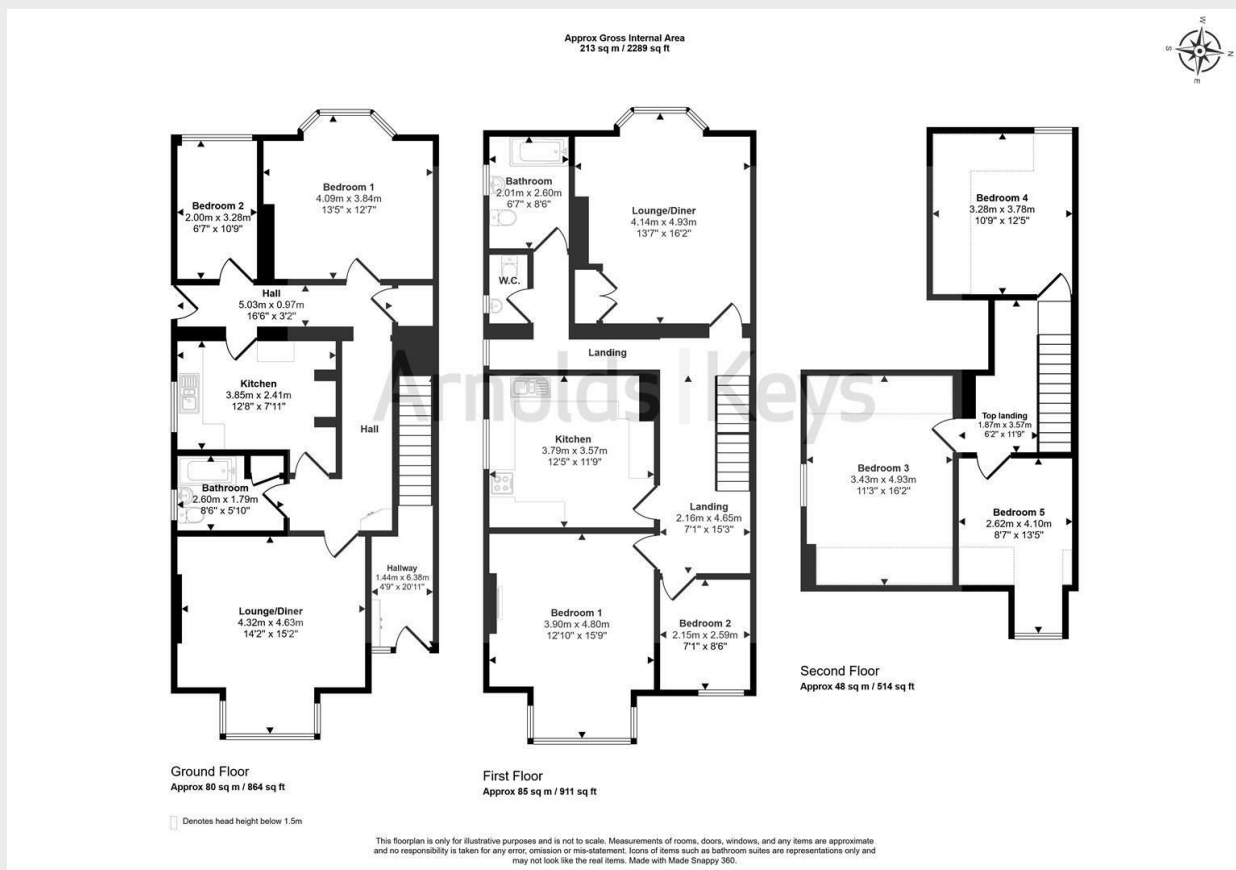


Viewings

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		
(69-80) C		77
(55-68) D	66	
(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.

