

Arnolds | Keys



11 Middleton Close, Sheringham, NR26 8UD

Price Guide £240,000

- Cul-de-Sac setting
- Gas central heating
- Garage and off-road parking
- Two bedrooms
- No onward chain
- Close to Primary and Junior Schools
- Sealed unit glazing
- Low maintenance gardens
- New contemporary kitchen

11 Middleton Close, Sheringham NR26 8UD

Offered with no onward chain and enjoying a cul-de-sac location is this modern end of terrace Town House situated towards the outskirts of the Town yet close to both junior and primary schools. The property is nicely presented and has recently had the benefit of a new contemporary fitted kitchen.

The accommodation has the benefit of gas fired central heating and sealed unit glazing throughout. The garden is fully enclosed and arranged for ease of maintenance and the property also has a garage in addition to an off-road parking space.



Council Tax Band: B



ENTRANCE HALL

Part glazed composite entrance door, radiator, stairs to first floor, laminate flooring.

CLOAKROOM

Window to front aspect, close coupled w.c., corner wash basin with mosaic tiled splashbacks, radiator.

KITCHEN

Recently re-fitted with a contemporary style range of high gloss base and wall storage units with metro tiled splashbacks and laminated work surfaces. Integrated sink unit with window to front aspect, integrated electric hob with filter hood above and electric oven beneath. Provision for washing machine and space for under-counter fridge. Tiled floor.

LOUNGE/DINING ROOM

A well proportioned room with ample space for dining and relaxing. Feature marble and timber fire surround housing gas fire, provision for TV, window and patio doors to rear garden, radiator. Large understairs storage cupboard.

FIRST FLOOR

LANDING

Built in airing cupboard, access to roof space.

BATHROOM

Modern suite of panelled bath with mixer shower above, close coupled w.c., pedestal wash basin, radiator, part tiled walls, window to rear aspect.

BEDROOM 1

Radiator, window to rear aspect, provision for TV, built in double wardrobe cupboard with mirror doors.

BEDROOM 2

Radiator, window to rear aspect.

GARDENS

To the front of the property is a small garden area with slate chippings for ease of maintenance. A side gate then leads to the fully enclosed rear garden, which again has been arranged for ease of maintenance with a brickweave patio and path leading to an astro turfed area with small shrub borders. A door then opens to the brick built GARAGE. Within the title to this property is an additional off-road parking space at the rear of the adjoining properties.

AGENTS NOTE

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




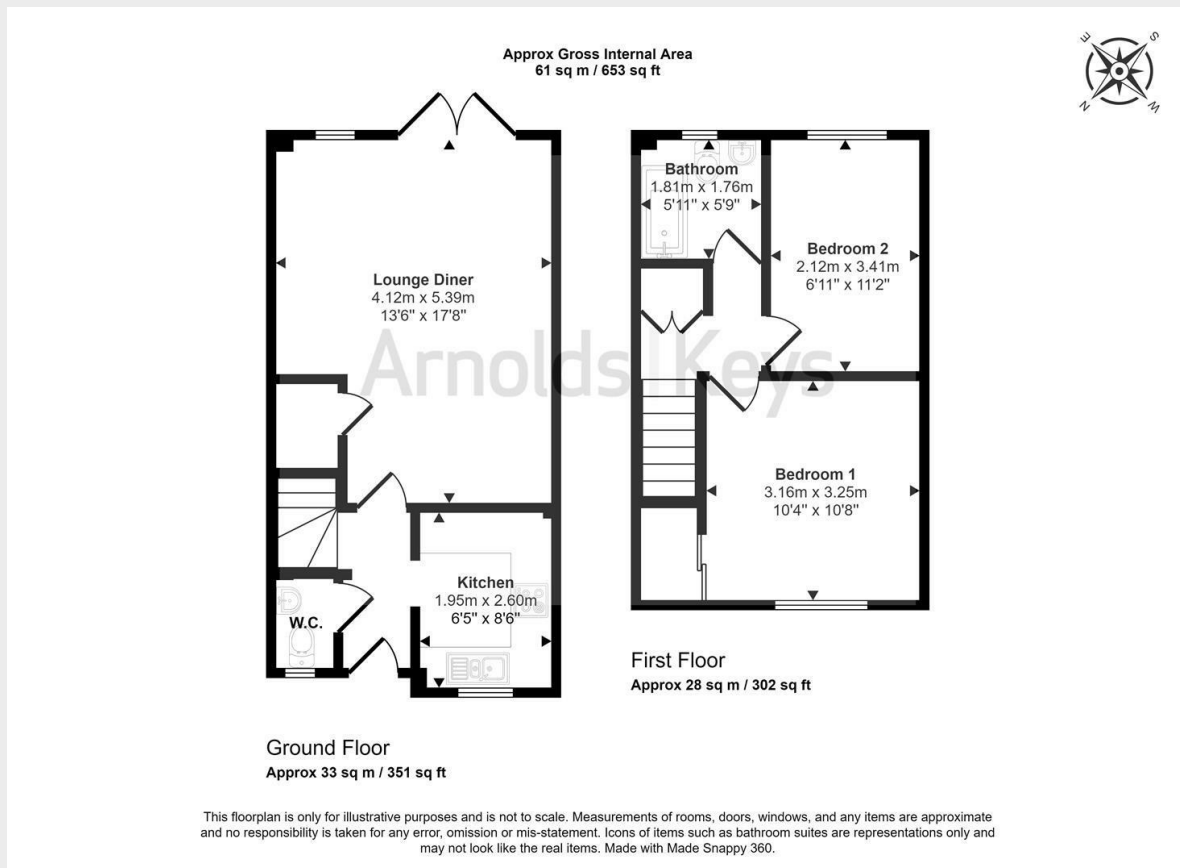


Viewings

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			
(81-91) B			
(69-80) C			
(55-68) D			
(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 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

