

# Arnolds | Keys



**86 Cromer Road, Sheringham, Norfolk, NR26 8RU**

**£900 PCM**

- Appealing Brick & Flint Mid Terrace Cottage
- Sitting Room
- Ground Floor Bathroom
- Garden, Courtyard and Outbuilding
- UPVC Double Glazing
- Popular and Convenient Location
- New Fitted Kitchen
- 2 Bedrooms
- Gas Central Heating
- Off Road Parking For 1 Car

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# 86 Cromer Road, Sheringham NR26 8RU

2 BEDROOM Brick and Flint mid terrace cottage with GARDEN, DOUBLE GLAZING, GAS CENTRAL HEATING and OFF ROAD PARKING. The property has been decorated (walls) and has a NEW FITTED KITCHEN. Convenient location for the town centre, train station, supermarket and sea front. Sitting room, kitchen / diner, ground floor bathroom, outbuilding and garden.



Council Tax Band: A



To the rear of the cottage is a courtyard and useful outbuilding. There is an enclosed garden area and off road parking space for one car.

Sheringham is a delightful, traditional North Norfolk town much admired for its character and pretty flint former fisher men's cottages lining the sea front. The town has an excellent range of shops and amenities including a train station with regular services to Norwich. The beach enjoys blue flag status with a wide promenade providing a delightful area to walk.

EPC rating C. Council Tax Band A

### **FRONT ENTRANCE PORCH**

Double glazed door and windows. Door to sitting room.

### **SITTING ROOM**

11'8" x 10'11"

UPVC double glazed window, radiator, carpet, brick fireplace (no open fire), arched alcoves and stairs to first floor.

### **KITCHEN / DINER**

8'3" x 6'11" and 7' x 5'3"

The kitchen is in two sections. There is also a small dining area under the stairs.

The kitchen has been newly fitted.

Good range of attractive base and wall units, worktop, appliance space and radiator. Underlighting to wall units and tiled splashbacks. New vinyl flooring.

Rear hall / kitchen area with new worktop, inset sink and base cupboards. UPVC double glazed window and door to rear courtyard. Wall hung gas fired boiler. New vinyl flooring.

### **BATHROOM**

Suite comprising bath with shower attachment over, wash basin and WC. Radiator and UPVC double glazed window.

### **FIRST FLOOR LANDING**

Fitted carpet.

### **BEDROOM**

10'10" x 10'11"

Carpet, UPVC double glazed window, radiator and 2 fitted double cupboards.

### **BEDROOM**

8'4" x 8'3"

Carpet, radiator and UPVC double glazed window.

### **GARDEN**

Immediately to the rear of the cottage and approached

from the kitchen is a courtyard area with access to a useful store room.

Enclosed garden area for this property primarily laid to shingle for ease of maintenance.

There is a single parking space adjacent to the garden.

### **TENANTS NOTE**

The deposit for this property is £1038.

EPC Rating C. Council Tax Band A - North Norfolk

All main services available or connected. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker ([www.checker.ofcom.org.uk/en-gb/mobile-coverage](http://www.checker.ofcom.org.uk/en-gb/mobile-coverage) OR [www.checker.ofcom.org.uk/en-gb/broadband-coverage](http://www.checker.ofcom.org.uk/en-gb/broadband-coverage))

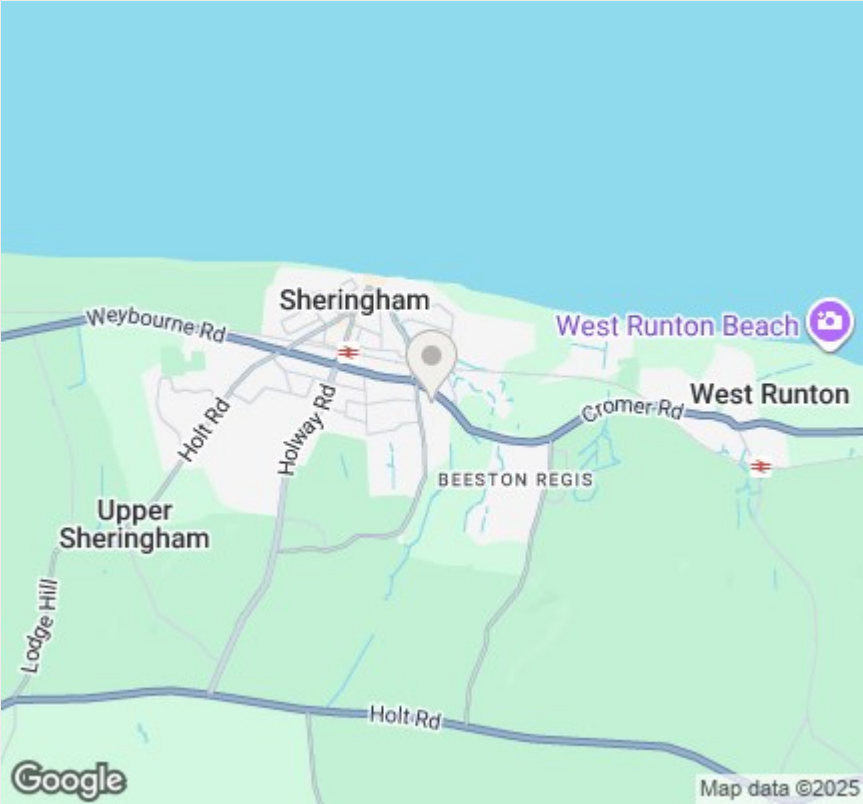
Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £207.69. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



Viewings

Viewings by arrangement only. Call 01603 216812 to make an appointment.

EPC Rating:

| Energy Efficiency Rating                                                                                    |           |           |
|-------------------------------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                                             | Current   | Potential |
| <i>Very energy efficient - lower running costs</i>                                                          |           |           |
| (92 plus) <b>A</b>                                                                                          |           | <b>90</b> |
| (81-91) <b>B</b>                                                                                            |           |           |
| (69-80) <b>C</b>                                                                                            | <b>73</b> |           |
| (55-68) <b>D</b>                                                                                            |           |           |
| (39-54) <b>E</b>                                                                                            |           |           |
| (21-38) <b>F</b>                                                                                            |           |           |
| (1-20) <b>G</b>                                                                                             |           |           |
| <i>Not energy efficient - higher running costs</i>                                                          |           |           |
| <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.

