



46 Pine Grove, Sheringham, NR26 8QG

Price Guide £195,000

- No onward chain
- Opportunity for first time buyers
- Two reception rooms
- Off-road parking
- Updating required
- Three bedrooms
- Modern electric heating
- Enclosed rear garden with outbuildings

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Offered with no onward chain is this semi-detached dwelling located in an established residential location within easy reach of the Town Centre and beach. The property offers two reception rooms and three bedrooms and has an off-road parking space. Heating is provided by modern electric heaters and the windows have been replaced with UPVC sealed units.

The property would benefit from some updating and this is reflected in the Guide Price, however it could provide a comfortable first purchase or investment property.



Council Tax Band: B



ENTRANCE HALL

Part glazed entrance door, modern electric heater, stairs to first floor, small understairs cupboard and service meters, window to side aspect.

LOUNGE

Window to front aspect, period tiled fireplace with shelved alcoves either side, modern electric heater.

DINING ROOM

Window to rear aspect, period tiled fireplace with shelved alcoves either side, modern electric heater.

KITCHEN

Part glazed door and window to rear aspect, Belfast sink with mosaic tiled surround, work surface and shelving, point for gas cooker, provision for washing machine, further range of base and wall cabinets with laminated work surface.

FIRST FLOOR

LANDING

Access to roof space.

SEPARATE W.C.

With low level w.c., window to side aspect.

SHOWER ROOM

Fitted cupboard housing lagged cylinder with immersion heater, modern level-entry shower tray with glass screen and shower, wall mounted wash basin, wall mounted electric heater. Window to rear aspect.

BEDROOM 1

Window to rear aspect, period fire surround.

BEDROOM 2

Window to front aspect, modern electric heater, period fire surround, shelved alcove and store cupboard.

BEDROOM 3

Window to front aspect.

OUTSIDE

At the rear of the property is a block built lean-to STORE and a timber WORKSHOP with electricity supply connected.

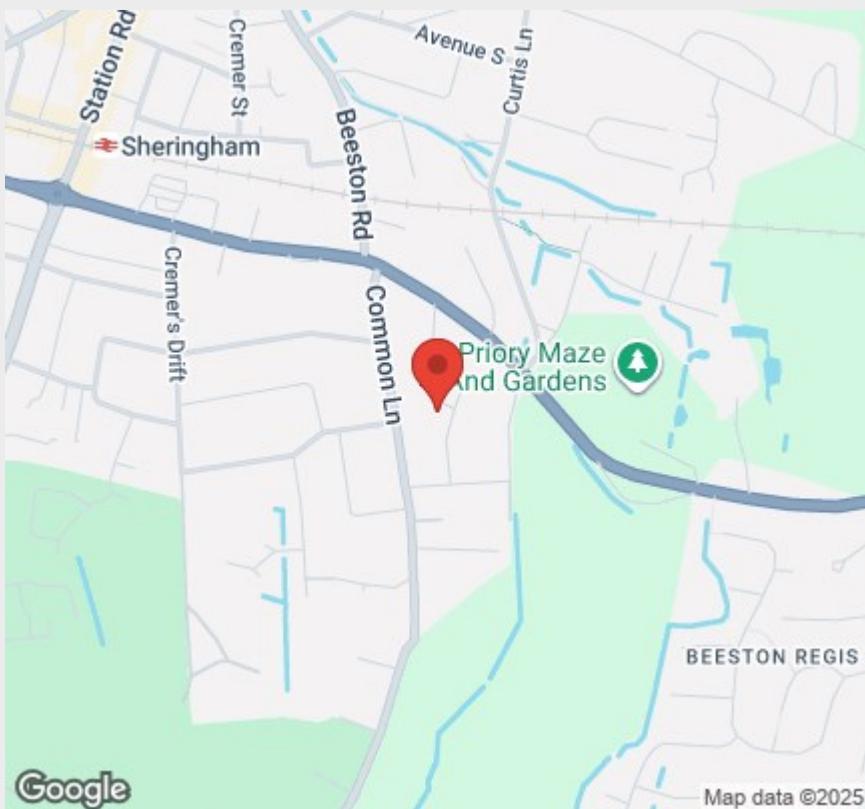
GARDENS

To the front of the property is a dropped kerb providing an off-road gravelled parking space. A side access leads to the fully enclosed rear garden which has a paved patio area, established shrub bed, further shingle beds and a lawned area.

AGENTS NOTE

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





Viewings

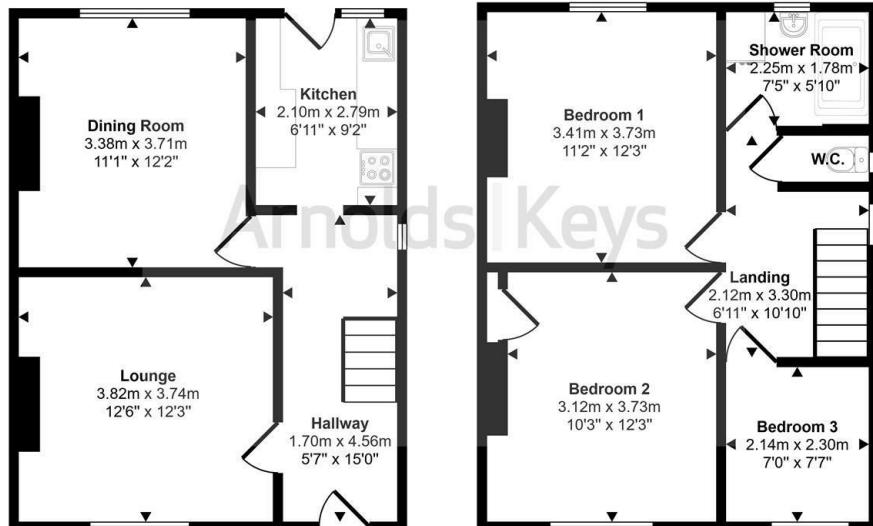
Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
87 sq m / 934 sq ft



Ground Floor
Approx 43 sq m / 459 sq ft

First Floor
Approx 44 sq m / 475 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

