



72 Abbey Park, Beeston Regis, Sheringham, NR26 8SS

Price Guide £325,000

- No onward chain
- Adjacent to Beeston Common
- Gas central heating
- Garage and off-road parking
- Great location with good degree of privacy
- Three bedrooms
- Updating required
- Small range of outbuildings

72, Abbey Park, Beeston Regis, Sheringham, NR26 8SS

Offered with no onward chain is this detached bungalow enjoying an excellent location for those seeking a bit of privacy. The property is situated on the edge of this popular residential development and is adjacent to Beeston Common, an area renowned for its natural beauty and wildlife.

The property is in need of some updating and this is reflected in the Guide Price. However, it does have gas central heating and sealed unit glazing. Sheringham Town centre is approximately a mile distant although a regular bus service passes along the Coast Road.



Council Tax Band: C



ENTRANCE PORCH

With part glazed wooden entrance door opening to:

ENTRANCE HALL

Two built in cupboards, one housing the gas fired boiler providing central heating and domestic hot water. Access to roof space.

LOUNGE/DINING ROOM

A beautifully light room with two aspects to the front and side including a large picture window overlooking Beeston Common. Two radiators, provision for TV.

KITCHEN

Comprehensive range of base and wall cabinets with laminated work surfaces and tiled splashbacks. Inset stainless steel sink unit, inset electric hob and built in oven beneath, window to rear aspect, part glazed door to:



PORCH/UTILITY

Of timber clad construction with windows to three sides, door to rear, radiator, provision for washing machine.

BATHROOM

Panelled bath, concealed cistern w.c., vanity wash basin with cupboards beneath, fully tiled shower enclosure with mixer shower, radiator, two windows to side aspect.



BEDROOM 1

Radiator, window to rear aspect, fitted wardrobe cupboard with sliding doors.

BEDROOM 2

Radiator, window to front aspect.

BEDROOM 3

Radiator, window to rear aspect.



OUTSIDE

Brick built GARAGE: With up and over door, personal rear door. GREENHOUSE, range of timber STORE SHEDS.

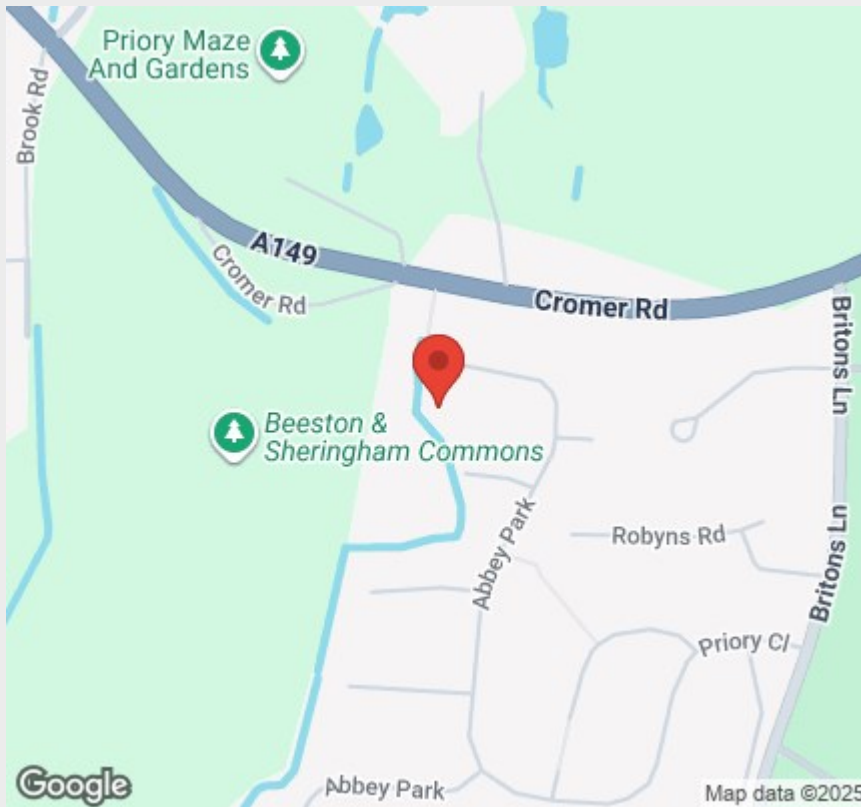
GARDENS

The property is approached over a pedestrian access beside the garage and leads to the enclosed rear garden which has a lawned area and mature shrubs to the boundary. A side access then opens out to the front garden which is also lawned with picket fencing leading to the small stream.

AGENTS NOTE

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



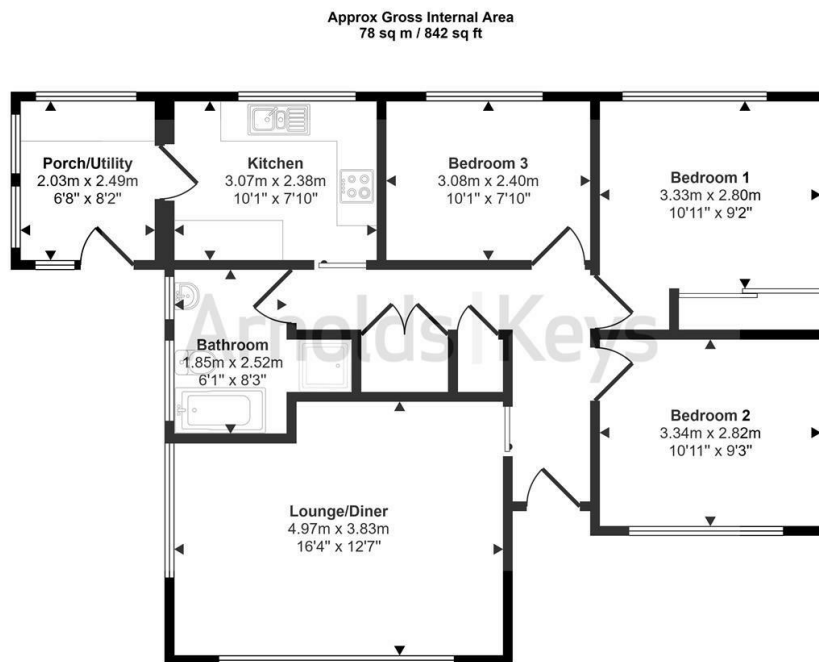


Viewings

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



Floorplan

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.

