



**33b High Street, Sheringham, NR26 8DS**

**Price Guide £265,000**

- No onward chain
- Centrally situated
- Modern electric heating
- Sealed unit glazing
- Traditional flint and brick construction
- Close to beach and amenities
- Private garden
- Ideal for permanent or holiday use



# 33b High Street, Sheringham NR26 8DS

Offered with no onward chain is this delightful flint and brick cottage set in the heart of the Town with its own private garden. The property is full of charm with several character features providing clues to its history. There are modern additions too such as the sealed unit glazing and the electric heating system.

Due to its location, the property is ideal for those seeking either a permanent or holiday home close to all amenities and the beach. Here is an opportunity to acquire a small piece of Sheringham's history.



Council Tax Band: C





## KITCHEN/BREAKFAST ROOM

With part glazed composite door and UPVC window to front courtyard, range of white base and wall storage cabinets with laminated work surfaces and tiled splashbacks, inset four ring electric hob with built in oven beneath and filter hood above, space for refrigerator, tiled floor, alcove recess with storage, provision for washing machine and modern electric heater. Door to:

## SITTING ROOM

With part glazed door and window to rear garden, open stairs to first floor, fitted corner cupboard, provision for TV, modern electric heater, large multi-fuel stove on tiled plinth and exposed chimney, exposed ceiling timbers.

## FIRST FLOOR

### LANDING

Large built in store cupboard, modern electric heater.

### SEPARATE W.C.

Low level w.c., window to rear aspect.

### SHOWER ROOM

Fully tiled shower with electric independent shower, pedestal wash basin, tiled splashbacks, fitted airing cupboard with lagged hot water cylinder, towel rail, window to rear aspect.

### BEDROOM 1

Modern electric heater, built in wardrobe cupboard, window to rear aspect.

## SECOND FLOOR

### BEDROOM 2

Sloping ceilings with Velux roof light to rear with views to Beeston Hill. Second window to rear, range of fitted cupboards and shelving.

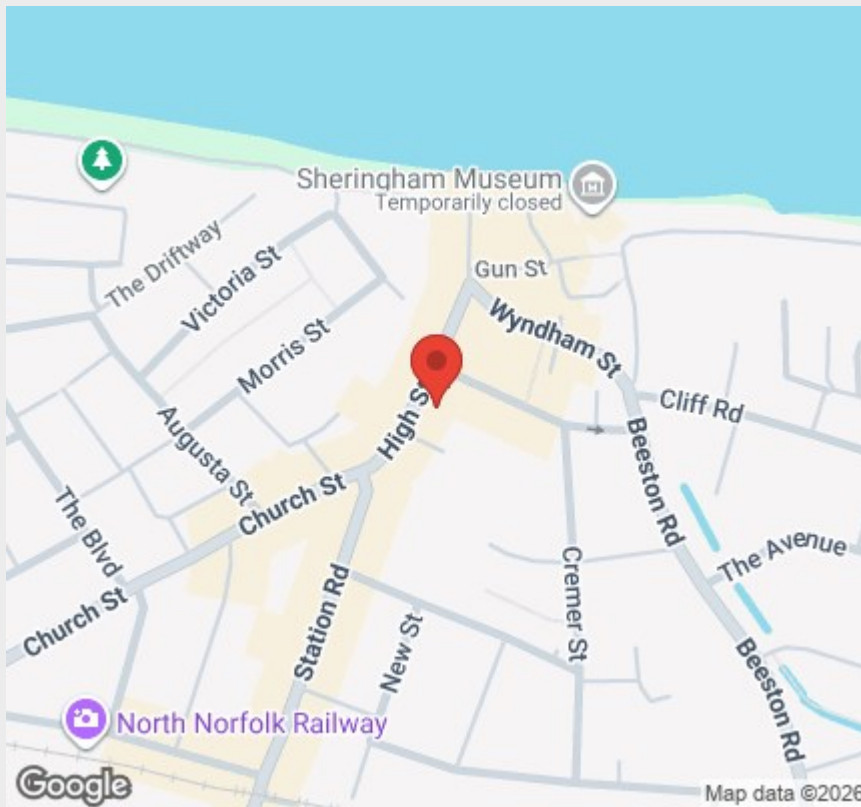
## OUTSIDE

The property has a pedestrian access from the High Street and has a gated, courtyard style garden to the front. A side access then leads to a further garden area at the rear which has been arranged for ease of maintenance. Within this area is a brick built GARDEN STORE.

## AGENTS NOTE

The property is freehold, has mains electricity, water and drainage connected and has a Council Tax rating of Band C. The current owners rent a lock-up garage from Central Garage and they have said they would be prepared to transfer the rental to any successful purchaser.





## Viewings

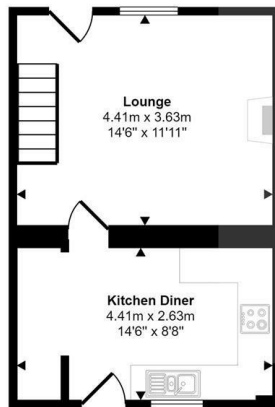
Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

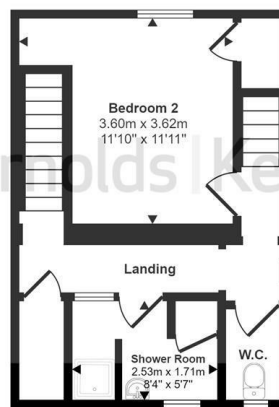
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

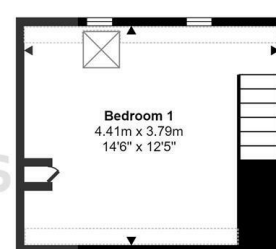
Approx Gross Internal Area  
76 sq m / 816 sq ft



Ground Floor  
Approx 29 sq m / 316 sq ft



First Floor  
Approx 30 sq m / 320 sq ft



Second Floor  
Approx 17 sq m / 180 sq ft

Denotes head height below 1.5m

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.



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