

# Arnolds | Keys



**Kit's Beck, 2 Priory Road, Sheringham, NR26 8EW**

**Guide Price £325,000**

- No onward chain
- Gas Central Heating
- Three bedrooms
- Ideal holiday investment
- Superb presentation
- Off-road parking
- Two reception rooms
- Close to Beach and Shops

# Kit's Beck, 2 Priory Road, Sheringham, NR26 8EW

Kit's Beck is a delightful semi-detached property offering beautifully presented accommodation throughout. Offered with no onward chain, the property has been successfully let as a holiday property for the past eleven years. It has also recently been re-rendered externally with K render and the accommodation has gas central heating throughout.

This is a truly superb property located just a stone's throw from the beach and shops and represents a wonderful opportunity for those seeking a permanent or second home with off-road parking too.



Council Tax Band: B



## ENTRANCE HALL

Solid wood entrance door, with leaded glazed panel above, tiled floor, radiator, stairs to first floor with under stairs cupboard. Door to:

## SITTING ROOM

With a wide bay window to the front, fitted venetian blinds, second window to the rear with leaded glazed panel, polished wood floor, central period style fireplace with open fire if required, alcove storage cupboards, TV aerial point.

## KITCHEN/DINING ROOM

A lovely light room with windows front and rear, fitted venetian blinds, tiled floor, shelved recess in dining area, radiator, recess for fridge/freezer. The kitchen area has a comprehensive range of high gloss base and wall units with polished wood worktops and tiled splash backs, provision for washing machine and dishwasher. Inset sink unit, built in double oven and hob (recently renewed), filter hood above, heated towel rail/radiator. Part glazed stable door to rear courtyard.

## BATHROOM

Recently updated suite of free-standing bath with central mixer tap, close coupled w.c., corner shower enclosure with mixer shower, vanity wash basin with cupboards beneath, heated towel rail, cabinet with illuminated mirror, further wall storage cupboards, window to rear.

## GALLERIED LANDING

With window to front, fitted venetian blinds, doors to all rooms. Access to roof space.

## BEDROOM 1

Window to front aspect with fitted venetian blinds, radiator, period style fireplace.

## BEDROOM 2

Window to front aspect with fitted venetian blinds, radiator, period style fireplace. Built in wardrobe cupboards.

## BEDROOM 3

Window to rear aspect with fitted venetian blinds, radiator.

## OUTSIDE

To the front of the property is a lawned area with a gate to Priory Road. To the side is a brick weave area providing off-road parking. A gate then leads to the fully enclosed rear garden which is arranged in a courtyard style for ease of maintenance.

## AGENTS NOTE

The property is freehold, has all mains services connected. The property does not have a Council Tax Band as it is currently commercially rated. The property is still being used as a holiday let and the vendors would be prepared to sell all the contents (at valuation) if required. They are also happy for someone to take the benefit of any ongoing

bookings. However this is a residential, not a commercial sale.





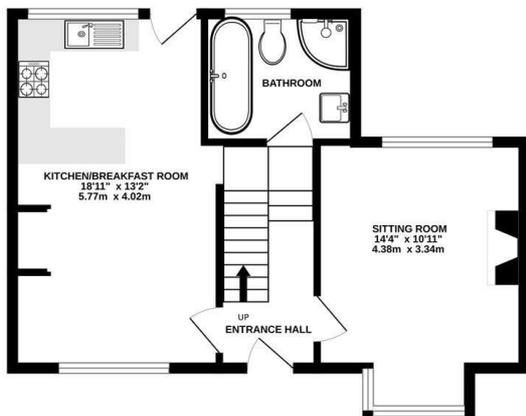
## Viewings

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

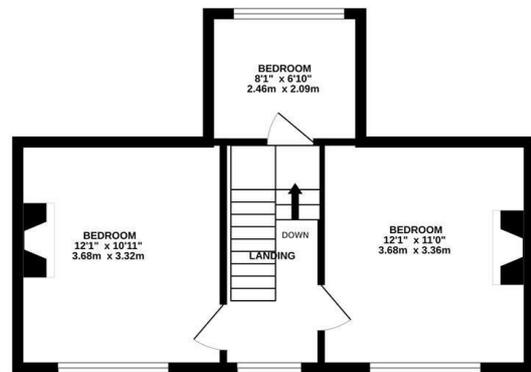
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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	

GROUND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



PRIORY RD, SHERINGHAM, NR26 8EW

TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

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.

