

# Arnolds | Keys

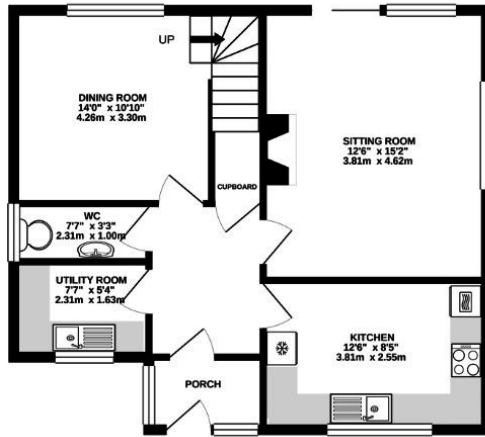


## 2 Scotter Rise, Sheringham, Norfolk, NR26 8YD

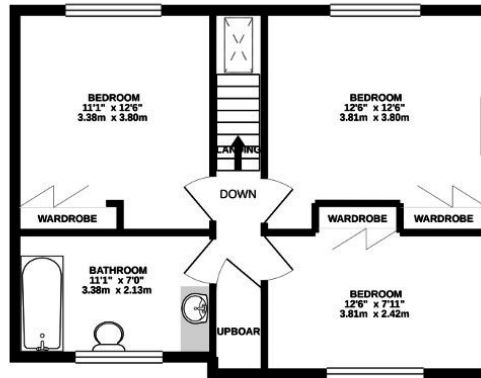
£1,195 PCM

- 3 Bedroom Semi Detached House
- Dining Room
- Enclosed South Facing Rear Garden
- Lounge With Access To Rear Garden
- Cloakroom
- Garage
- Kitchen and Utility Room
- Family Bathroom with Over Bath Shower
- EPC Rating D

GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.

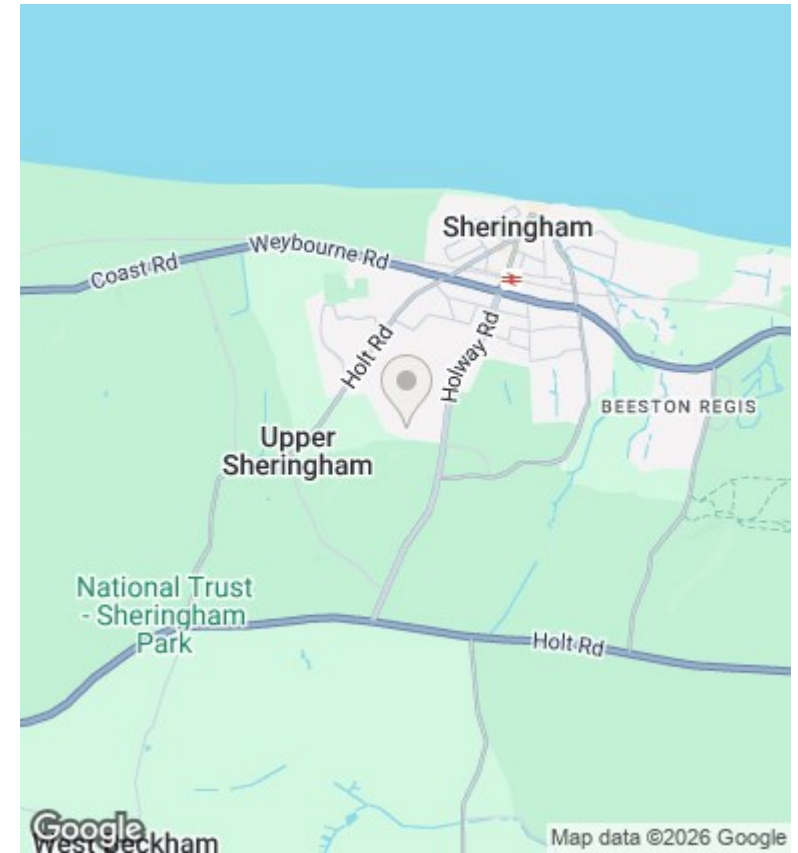


1ST FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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	