

# Arnolds | Keys



**19, Morris Street, Sheringham, NR26 8JY**

**Price Guide £525,000**

- Centrally located close to Town Centre
- Off-peak storage heating
- Two bedrooms in self-contained annexe
- Stone's throw from the beach
- Opportunity for home plus income
- Five bedrooms in main house
- Original character throughout
- No onward chain

# 19, Morris Street, Sheringham NR26 8JY

A wonderful opportunity to acquire a substantial mid-terraced Town House together with a self-contained annexe thus providing a home with income if required. The property is located close to the Centre of Sheringham and just a stone's throw from the beach. The property has beautifully proportioned accommodation retaining a wealth of the original character and is available immediately with no onward chain.

Sheringham itself is a highly popular Coastal Town offering an excellent range of local shops and restaurants whilst both bus and rail services provide easy access to the County Capital of Norwich which is just 27 miles distant.



Council Tax Band: C



## ENTRANCE PORCH

Fully glazed entrance doors, attractive tiled floor, further part glazed door opening to:

## ENTRANCE HALL

Original tiled floor, stairs to first floor with understairs storage cupboard, original archway.

## LOUNGE

A beautifully light room with wide bay window to front aspect, feature period style fireplace with tiled hearth and inserts, point for gas fire, polished pine flooring.

## DINING ROOM

Another light room with large window to rear aspect, feature fire surround with tiled hearth, polished pine floor, wall mounted electric heater.

## KITCHEN

Fitted with a comprehensive range of bespoke base and wall cabinets with solid wood work surfaces and part tiled walls, matching dresser unit, inset Belfast sink with chrome mixer tap, range style electric stove with double oven, glass panelled door and window to rear courtyard, tiled floor, exposed brick chimney fitted with solid fuel Rayburn stove. Tiled floor.

## FIRST FLOOR

### LANDING

Night storage heater, stairs to second floor.

### BATHROOM

Panelled bath, pedestal wash basin, close coupled w.c., fully tiled shower enclosure with electric shower unit, radiator, part tiled walls, fitted store cupboards including airing cupboard.

### SEPARATE W.C.

With low level suite, window to side aspect.

### BEDROOM 1

Period fireplace, wash basin, window to rear aspect.

### BEDROOM 2

Period fireplace, wash basin, window to front aspect.

### BEDROOM 3

Wash basin, window to front aspect, fitted cupboard.

## SECOND FLOOR

### SHOWER ROOM

Tiled shower enclosure with power shower, wash basin with tiled splashbacks, close coupled w.c.

### BEDROOM 4

Wash basin, window to rear aspect.

### BEDROOM 5

Pedestal wash basin, fitted storage cupboards, window to front aspect.

## ANNEXE

### ENTRANCE LOBBY

With part glazed entrance door.

### SHOWER ROOM

Recently re-fitted with corner shower enclosure with electric shower, close coupled w.c., pedestal wash basin, heated towel rail, wall mounted fan heater.

### LOUNGE

Wall mounted electric heater, window to side, stairs to first floor. Door to:

### KITCHEN

Recently re-fitted with a modern range of base and wall cabinets with wood-effect work surfaces and matching upstands. Integrated refrigerator and dishwasher, inset electric hob with integral oven beneath, inset sink unit, window to side aspect, wall mounted electric heater.

### BEDROOM 1

Wall mounted electric heater, two aspects to rear and side, fitted store cupboard. Door to:

### BEDROOM 2

Wall mounted electric heater, window to side aspect.

## OUTSIDE

To the front of the property is a small, easy to manage garden area with high hedges providing an element of privacy, tiled path to doorway. The rear garden, which has its own access from the rear is arranged as a fully enclosed courtyard with recently constructed brick outhouse.

## AGENTS NOTE

The property is freehold, has mains electricity, water and drainage connected. The main house has a Council Tax Rating of Band C, the annexe is band A. The owner has ensured that the annexe is compliant with current holiday letting regulations should any purchaser be interested in using it as such.





## 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>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>38</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.

