



Energy Performance Certificate



14, The Avenue, SHERINGHAM, NR26 8DG
 Dwelling type: Semi-detached house Reference number: 9528-2083-7234-4936-9924
 Date of assessment: 12 April 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 12 April 2016 Total floor area: 109 m²

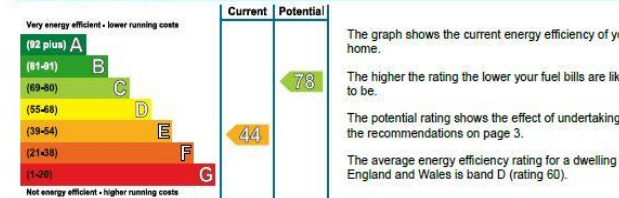
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,271
Over 3 years you could save	£ 2,364

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 198 over 3 years	You could save £ 2,364 over 3 years
Heating	£ 4,407 over 3 years	£ 2,439 over 3 years	
Hot Water	£ 600 over 3 years	£ 270 over 3 years	
Totals	£ 5,271	£ 2,907	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

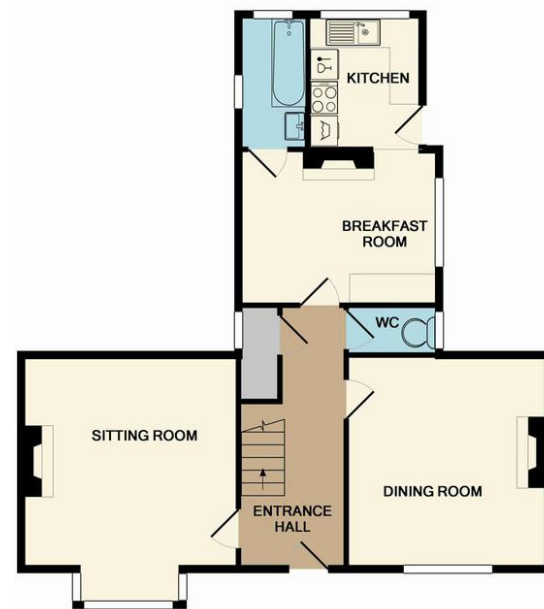
Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 129	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,596	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 186	✓

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



GROUND FLOOR
 APPROX. FLOOR
 AREA 644 SQ.FT.
 (59.8 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 531 SQ.FT.
 (49.4 SQ.M.)
 THE AVENUE, SHERINGHAM NR26
 TOTAL APPROX. FLOOR AREA 1175 SQ.FT. (109.2 SQ.M.)

14, The Avenue, Sheringham, NR26 8DG

Arnolds Keys are pleased to offer this semi-detached house located within easy walking distance of the town centre with its excellent selection of local and national shops and transport links to the city of Norwich. A short stroll will also take you to the sea front.

The property would benefit from some updating but is full of character and benefits from three reception rooms and three double bedrooms. Outside there is off road parking and well maintained gardens. The property is offered with no onward chain.

Guide Price £250,000

- Three double bedrooms
- Close to the town and sea
- Off road parking
- Gardens

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Aylsham 01263 738444
 Cromer 01263 512026
 Eaton 01603 506697
 Holt 01263 713966

North Walsham 01692 402357
 Norwich 01603 620551
 Sheringham 01263 822373
 Wroxham 01603 782053

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

14 The Avenue, Sheringham, Norfolk, NR26 8DG



Property Description

ENTRANCE HALL

Part glazed door, radiator, under stairs cupboard with window to the side aspect, telephone point.

SITTING ROOM

12' 10" x 12' 8 plus bay" (3.91m x 3.86m) Sash bay window to the front aspect, gas fire inset into a brick fireplace with tiled hearth and wood surround, picture rails, ornate cornice work, radiator, television point

DINING ROOM

12' x 12' 8" (3.66m x 3.86m) Sash window to the front aspect, gas fire inset in to brick fireplace with tiled hearth, radiator, picture rails.

BREAKFAST ROOM

11' 10" x 10' 8" (3.61m x 3.25m) Double glazed window to the side aspect, gas fire in fireplace recess with tiled hearth, combination of wall and base units with laminated work surfaces, wall hung gas fired boiler, television point, opening too:



KITCHEN

8' 2" x 6' 8" (2.49m x 2.03m) Single glazed window to the rear aspect, UPVC double glazed door to the side, base units with laminated work surfaces, 1 1/2 bowl composite sink and drainer, plumbing for automatic washing machine and dishwasher, space for gas cooker.

BATHROOM

Crittle windows to the rear and side aspects, bath, wall hung wash hand basin, radiator, part tiled.

WC

Single glazed window to the side aspect with obscured glazing, low level WC.

LANDING

Sash window to the front aspect, loft access.

BEDROOM 1

13' x 12' 8" (3.96m x 3.86m) Sash window to the front aspect, radiator.

BEDROOM 2

Sash window to the front aspect, corner shower cubicle with electric Mira shower, wash hand basin, extractor fan, radiator.

BEDROOM 3

11' 10" x 9' 5" (3.61m x 2.87m) Double glazed window to the side aspect, airing cupboard housing the hot water cylinder, slatted shelving, wash hand basin in a vanity unit, radiator.

WC

Single glazed window to the side aspect with obscured glazing, high level WC.

OUTSIDE

To the front of the property there is a low maintenance garden with established planting, off road parking leading to a side access gate. To the rear of the property is a well maintained garden mainly laid to lawn with established borders enclosed by fence panelling and hedging, there is also a patio area and garden shed.

VIEWING

Strictly by appointment with Arnolds Keys Sheringham on 01263 822373.

DIRECTIONS

From our office, turn right at the clock tower and then first right into Cooperative Street. At the end of the road turn right into Beeston Road and then first left into The Avenue where the property will be found.

