



42 Beech Avenue, Sheringham, NR26 8NS

Price Guide £285,000

- No onward chain
- Night storage heating
- Convenience Store close by
- Close to Pretty Corner woodland
- In need of refurbishment
- Two bedrooms
- Garage and off-road parking
- Sealed unit glazing

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Offered with no onward chain is this detached bungalow located on the popular residential development towards the southern outskirts of the Town. The property is in need of updating and this has been reflected in the Guide Price, however it does offer potential to provide a comfortable home when such works have been completed.

The Town Centre is approximately a mile distant although a local Convenience Store is close by. Also the woodland at Pretty Corner is just a short walk away.



Council Tax Band: B



ENTRANCE HALL

Part glazed, composite entrance door with glazed side panel, night storage heater, two built in storage cupboards, built in airing cupboard.

LOUNGE/DINING ROOM

Two aspects, one high level window, the other being a sliding patio door to the rear garden. Two night storage heaters, provision for TV.

KITCHEN

Range of base and wall storage cabinets with laminated work surfaces, inset electric hob with filter hood above, built in electric double oven, inset stainless steel sink unit, provision for washing machine, part glazed door and window to side aspect.

SHOWER ROOM

Concealed cistern w.c., vanity wash basin with cupboards beneath, walk-in shower enclosure with glass screen and shower unit. Fully tiled walls, window to side aspect.

BEDROOM 1

Window to front aspect, night storage heater, provision for TV.

BEDROOM 2

Window to front aspect, night storage heater.

OUTSIDE

Brick Built GARAGE with attached timber SHED, GREENHOUSE.

GARDENS

The property is approached over a driveway leading to the garage and providing additional off-road parking. The front garden area has been arranged for ease of maintenance with terraced coloured paving and small flower beds. The rear garden is fully enclosed and includes another patio area which leads to the lawn which has mature shrub borders.

AGENTS NOTE

The property is freehold and has mains electricity, water and drainage connected. The property has a Council Tax Rating of Band C.





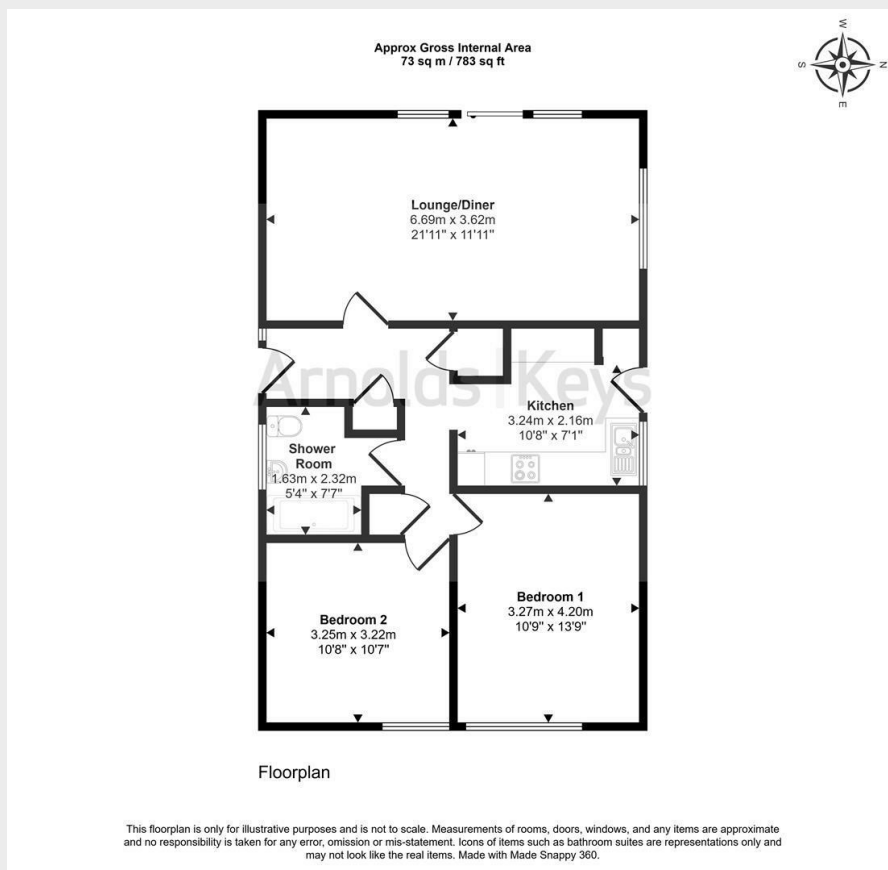
Viewings

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) A | | |
| (81-91) B | | |
| (69-80) C | | 71 |
| (55-68) D | | |
| (39-54) E | 47 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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.



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