



24 Nelson Way, Mundesley, NR11 8JD

Price Guide £215,000

- Village location
- Off road parking
- Well presented
- Kitchen/diner
- On a good bus route
- Gas central heating
- South facing garden
- Ideal First time buyers
- Minutes walk to beach
- No onward chain



# 24 Nelson Way, Mundesley NR11 8JD

Nestled on the edge of the charming coastal village of Mundesley, this delightful mid-terrace house on Nelson Way presents an excellent opportunity for first-time buyers or those seeking a holiday retreat.

A well-maintained interior that is both inviting and practical. With its appealing features and prime location, it is sure to attract interest from a variety of buyers.

Being offered with No onward chain, off road parking and south facing garden is one not to miss.



Council Tax Band: B



## ENTRANCE HALL

Composite front door opening into the hall, with ceiling light, radiator, laminate wood flooring, stairs to bedrooms, bathroom and doors to lounge and cloakroom.

## CLOAKROOM

Wall mounted hand basin, WC, laminate wood flooring window to front.

## LOUNGE

A lovely bay window to the front, large understairs storage cupboard, feature fire place on marble hearth, radiator, laminate wood flooring, small pane French doors opening to kitchen.

## KITCHEN/DINING ROOM

A south facing room with French doors opening into the garden. Range of cream base and drawer units with work surface over, inset stainless steel sink with mixer tap. Built in oven with inset electric hob, provision for washing machine, under counter fridge or tumble dryer, space for fridge/freezer. Window over looking garden. Radiator.

## LANDING

Doors to both bedrooms and bathroom. Carpet, ceiling light, access to loft space, Door to shelved airing cupboard.

## BEDROOM ONE

Window to the front, radiator, carpet, double doors to built in wardrobe.

## BEDROOM TWO

Window to the rear, carpet, radiator.

## BATHROOM

Panelled bath with shower over and shower screen. WC pedestal hand basin, window to the rear, radiator, vinyl flooring.

## OUTSIDE

Open plan garden and footpath to front of the property. Enclosed rear south facing garden, decked seating area and lawn area. Rear private access gate leading out to the allocated parking space.

## AGENTS NOTE

This is a freehold property, all mains services are connected. The property has a council tax banding B. There is no onward chain.







## Viewings

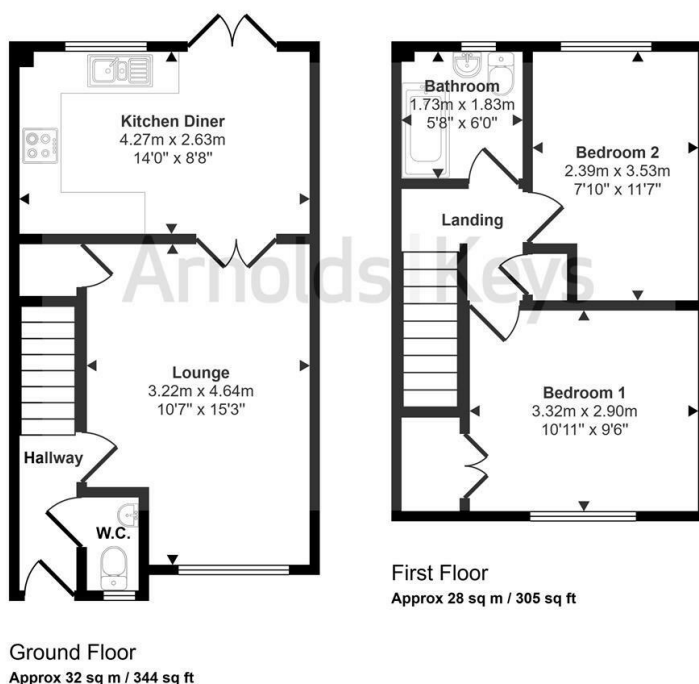
Viewings by arrangement only. Call 01263 822373 to make an appointment.

## 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>70</b>                  | <b>77</b> |
| (55-68) <b>D</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<br>2002/91/EC |           |

Approx Gross Internal Area  
60 sq m / 649 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.



11 Station Road, Sheringham, Norfolk, NR26 8RE  
01263 822373

coastal@arnoldskeys.com  
www.arnoldskeys.com