Arnolds | Keys

The Bungalow, Harbord Road, Overstrand, NR27 0PN

Offers Over £230,000

- Semi detached bungalow
- Dining room
- Kitchen
- Unique setting
- Allocated parking
- Two bedrooms
- Utility room
- Gas central heating
- Courtyard garden
- No onward chain

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

coastal@arnoldskeys.com
www.arnoldskeys.com

Harbord Road, Overstrand NR27 0PN

A unique opportunity to acquire a semi detached property in the grounds of The Pleasaunce hotel, in Overstrand. A private setting which is in the heart of the village centre and just a few minutes walk to the beach.

The property is being sold as an individual property or could be sold as a whole with the adjoining property The Old Bakery at a combined figure.

2 1 2 E

Council Tax Band:

ENTRANCE LOBBY
Half glazed wood doors opening to front lobby, with tiled flooring, ceiling light, window to the side, solid door to:

HALLWAY
L-Shaped hallway with window to the side and doors to all rooms. Ceiling light.

LOUNGE
Window to the front, carpet, brick fireplace with marble hearth. Picture rail, radiator, and ceiling light.

KITCHEN
Window to the rear, Range of base units with work surface over, provision for washing machine and dishwasher, stainless steel one and half bowl sink unit with mixer tap, inset electric hob and built in cooker, central work station with cupboards beneath, door to shelved pantry cupboard and further storage cupboard. Radiator, vinyl floor, arch to utility room and separate dining room.

UTILITY
Window to side, work top with storage cupboard beneath, vinyl flooring, ceiling light.

DINING ROOM
Door to hallway, carpet and ceiling light.

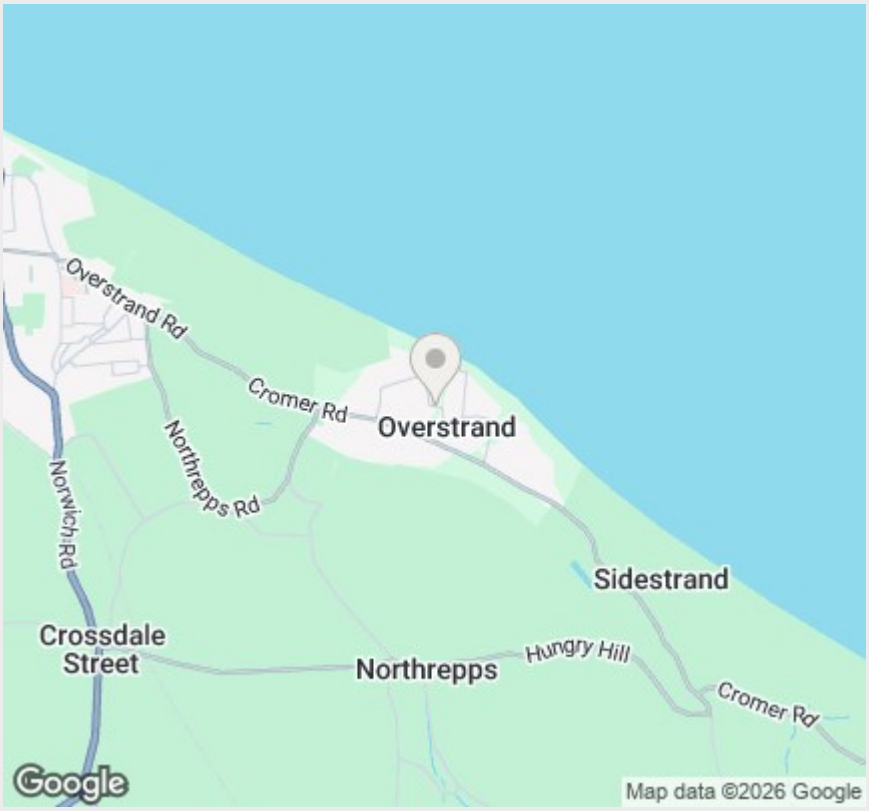
BEDROOM ONE
Window to the front, carpet, radiator and ceiling light,

BEDROOM TWO
Window to the side, carpet, ceiling point and radiator.

WET ROOM
Two windows to the front, shower area with electric shower, wash basin and WC. Tiled walls an d ceiling light.

OUTSIDE
A small private enclosed walled patio style garden. Allocated parking space.

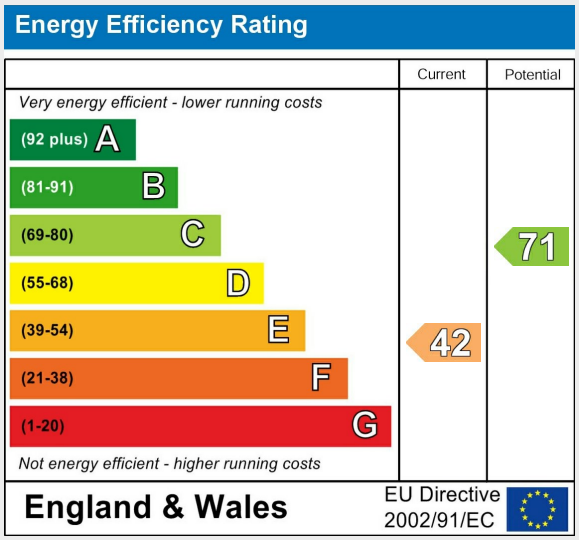
AGENTS NOTE
Please note. We are now advised that The Bungalow and The Old Bakery are listed, so any alterations would need to be approved. All services are connected gas, electric and water, currently this property has a shared boiler with the adjoining property The Old Bakery which is also for sale and can be bought together with this property at a combined figure of £440,000. The property is Freehold.

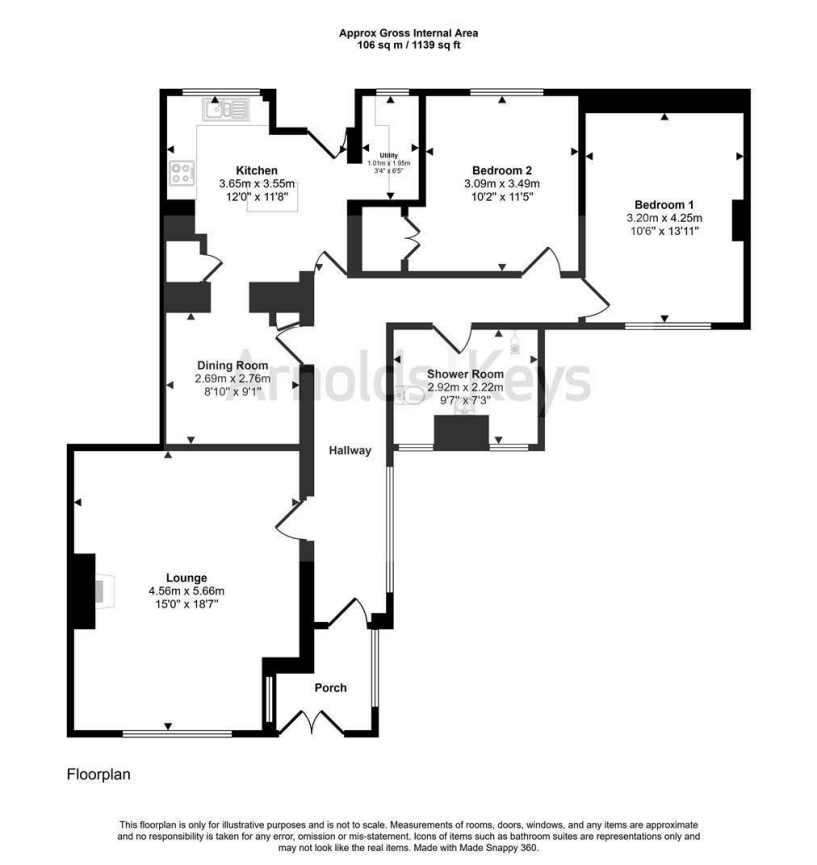


Viewings

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

EPC Rating:





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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