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24, The Avenue . Sheringham . NR26 8DG



Guide £375,000

BEAUTIFULLY PROPORTIONED PROPERTY IN FAVOURED LOCATION

The Avenue is a well-established and popular residential area just a short walk from the Beach and shops. This property is located towards the northern end and offers lovely family accommodation, extended at the rear. A small porch opens to the entrance hall which has the stairs to the first floor and a useful cloakroom. The sitting room, which was formerly two rooms, has a wide bay window to the front and a central fireplace. Double doors then lead to the dining room which has roof lights allowing the light to flood in. This room then opens to the fully glazed garden room. The ground floor is completed by the fully fitted kitchen with a comprehensive range of units, built in oven and hob and provision for washing machine. The first floor has a wide landing with store cupboard then three bedrooms, two of which are doubles with built in wardrobes and the third a single. These are all served by a large bathroom with bath, shower, toilet and washbasin.

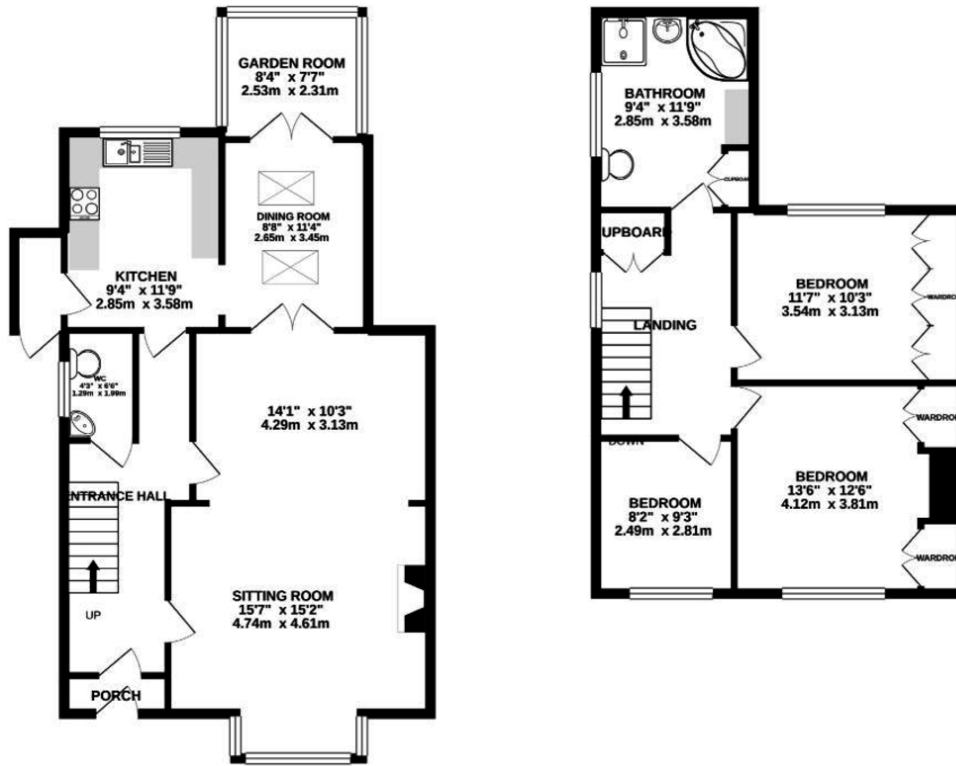
To the front of the property is a small garden with manicured hedges. A side access leads to the rear garden which is arranged as a cottage garden with numerous shrubs and plants and areas set aside for seating. There is also a GREENHOUSE and SHED



3  3  1 

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TOTAL FLOOR AREA : 1392 sq.ft. (129.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy efficiency.
 Properties are given a rating from A (most efficient) to G (least efficient).
 Properties are also given a score. The higher the number the lower your fuel bills are likely to be.
 For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Disclaimer of responsibility for energy performance

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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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