Arnolds | Keys

5 Angel Yard, Sheringham, NR26 8BD

Price Guide £260,000

- No onward chain
- Close to beach and shops
- Character accommodation
- Ideal investment property
- Tucked away location
- Gas central heating
- Three bedrooms
- Private viewing highly recommended

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

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5 Angel Yard, Sheringham NR26 8BD

Set in a tucked away location and offered with no onward chain is this charming flint and brick cottage of character. Angel Yard is a small collection of cottages located just a stone's throw from the beach and a short walk to the Town Centre. The property is very deceptive and the gas centrally heated accommodation is arranged to provide three bedrooms. The property has been modernised throughout yet sympathetically retaining lots of the original character which can only be appreciated by a private viewing.

Sheringham itself is a very popular seaside Town offering a wonderful selection of shops, restaurants, both bus and rail services and an award winning beach; quite simply an excellent destination.

3 2 1 D

Council Tax Band: A

SITTING ROOM/DINING ROOM
Part glazed stable door and window to front aspect, feature red brick chimney and fire surround housing wood burning stove with pamment stone hearth, alcove cupboard to the side, fitted shelving with provision for TV, exposed flint work and ceiling beams. Opening to:

KITCHEN
With turning staircase to first floor, with understairs recess. Comprehensive range of high gloss base and wall cabinets with laminated work surfaces, mosaic tiled splashback, inset sink unit, inset five ring gas hob with stainless steel filter above, built in electric oven, wall mounted gas fired boiler providing central heating and domestic hot water. Window to side aspect. A small lobby then leads to:

CLOAKROOM
With corner wash basin, close coupled w.c., part panelled walls, tiled splashback, window to side aspect.

SHOWER ROOM
Cleverly converted from an old red telephone kiosk housing a mixer shower with tiled floor.

FIRST FLOOR

LANDING
Radiator, window to side aspect.

BEDROOM 1
Window to two aspects, radiator.

BEDROOM 2
Velux roof light, radiator, exposed brick and flint wall, exposed roof timbers, fixed step ladder leading to:

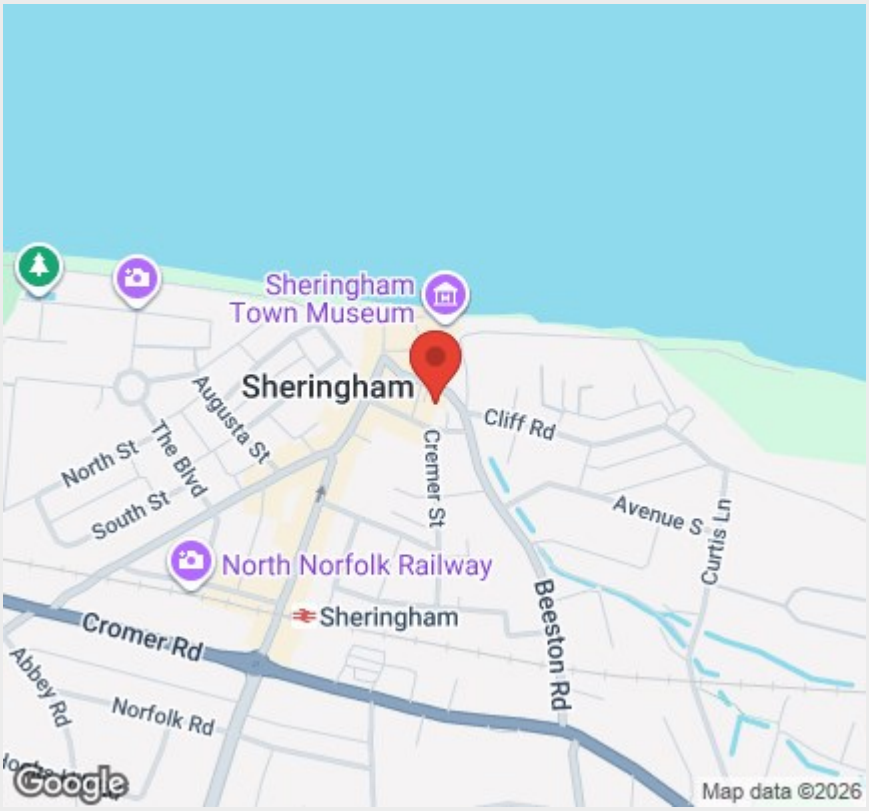
ATTIC
Exposed roof timbers, two Velux roof lights.

BEDROOM 3
Window to front aspect, fitted shelved recesses, radiator.

BATHROOM
Window to side aspect, panelled jacuzzi bath, tiled splashback, close coupled w.c., pedestal wash basin, chrome heated towel rail.

OUTSIDE
Angel Yard is approached via a tall gate leading from Wyndham Street and offering a good degree of privacy. The walled courtyard is, in the majority, owned by this cottage whilst there are pedestrian Rights of Way to the other properties in Angel Yard.

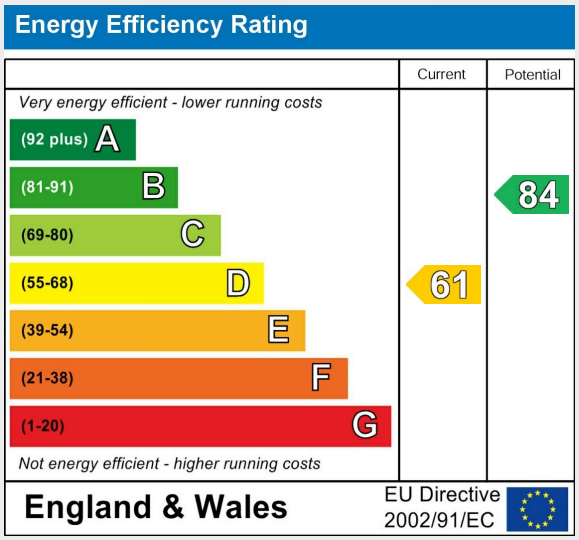
AGENTS NOTE
The property is freehold, has all mains services connected.

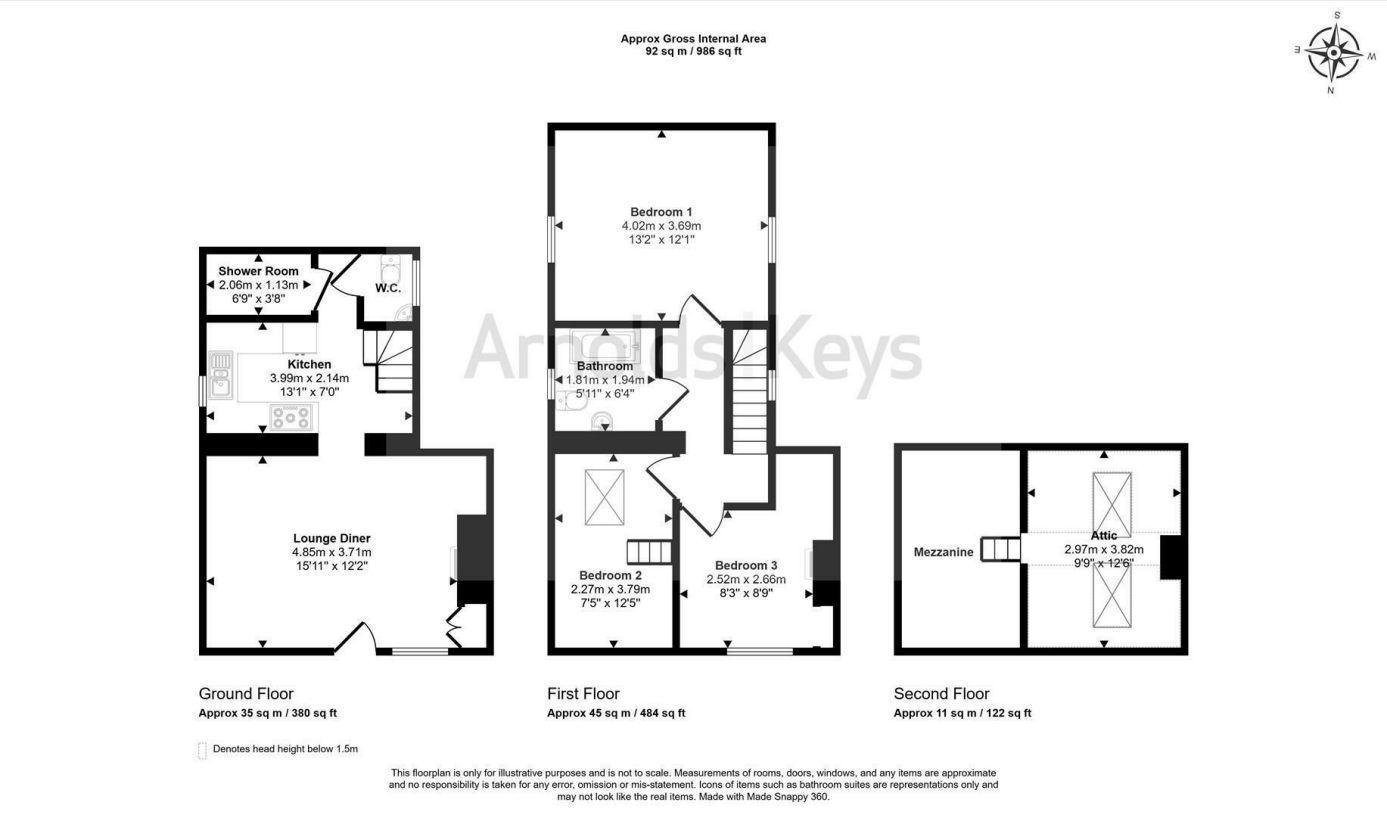


Viewings

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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