

Arnolds | Keys



16 New Road, Sheringham, NR26 8EB

£1,500 Per Month

- Appealing Bay Fronted Town House
- 3 Bedrooms
- 2 Reception Rooms
- South Facing Garden
- Deceptively Spacious
- Recently Refurbished Accommodation Over 3 Floors
- 2 Bathrooms
- Gas Central Heating
- Close to Beach and Shops

16 New Road, Sheringham NR26 8EB

This superb bay fronted mid-terraced Town House has recently undergone a significant refurbishment programme to offer delightful and deceptively spacious accommodation arranged over 3 floors. This attractive property is set in the heart of the Town and just a short walk from the High Street, Train Station, beach and promenade.

The beautifully presented accommodation has the benefit of gas central heating and sealed unit glazing. The property has 2 RECEPTION ROOMS, KITCHEN WITH APPLIANCES and 3 BEDROOMS, including one with an ENSUITE shower room. At the rear is a fully enclosed, south facing garden.



Council Tax Band: B



Sheringham is a delightful, traditional North Norfolk town much admired for its character and pretty flint former fisher men's cottages lining the sea front. The town has an excellent range of shops and amenities including a train station with regular services to Norwich. The beach enjoys blue flag status with a wide promenade providing a delightful area to walk.

EPC Rating E.. Council Tax Banding: B - North Norfolk District Council

ENTRANCE HALL

Part glazed, composite entrance door, period style radiator, stairs to first floor with understairs cupboard.

LOUNGE

14'4" x 12'7"

With bay window to front aspect, redbrick fireplace with tiled hearth and open fire, provision for TV, radiator. Wide opening leading to:

DINING ROOM

11'5" x 11'8"

Door from hallway, radiator, twin glazed doors to south-facing rear garden, door to:

KITCHEN

11'8" x 9'4"

Newly fitted with a comprehensive range of base and wall cabinets with laminated work surfaces and matching upstands. Inset electric hob with contemporary filter above and oven beneath. Inset stainless steel sink unit, integrated dishwasher, washing machine, fridge and freezer. Concealed gas boiler providing central heating and domestic hot water. Window to rear aspect. Door to:

LOBBY

Part glazed door to rear garden.

CLOAKROOM

Close coupled w.c., wash basin, radiator.

FIRST FLOOR LANDING

Radiator, window to front aspect, stairs to second floor.

BEDROOM

11'2" x 11'11"

Window to front aspect, radiator, period fire surround, provision for TV.

BEDROOM

11'7" x 11'9"

Radiator, window to rear aspect, period fireplace, provision for TV. Door to:

ENSUITE

Corner shower enclosure with mixer shower, close coupled w.c., vanity wash basin, part tiled walls, chrome heated towel rail.

FAMILY BATHROOM

Window to rear aspect, panelled bath with telephone style mixer tap and shower. Glass screen. Close coupled w.c., pedestal wash basin, chrome heated towel rail, part tiled walls.

SECOND FLOOR LANDING

Velux roof light.

BEDROOM

10' x 12'6"

Radiator, provision for TV, access to eaves storage cupboard, four Velux roof lights. Large walk in CUPBOARD.

OUTSIDE

To the front of the property is a small garden area arranged for ease of maintenance. The rear garden is fully enclosed and south facing. There is a paved patio area leading to a newly laid lawn with shingle paths to the side. There is a brick built OUTHOUSE at the rear too. A gate at the rear provides pedestrian access to Cremer Street.

AGENTS NOTE

The deposit for this property is £1730.

EPC Rating E. Council Tax Band B

All main services available or connected. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

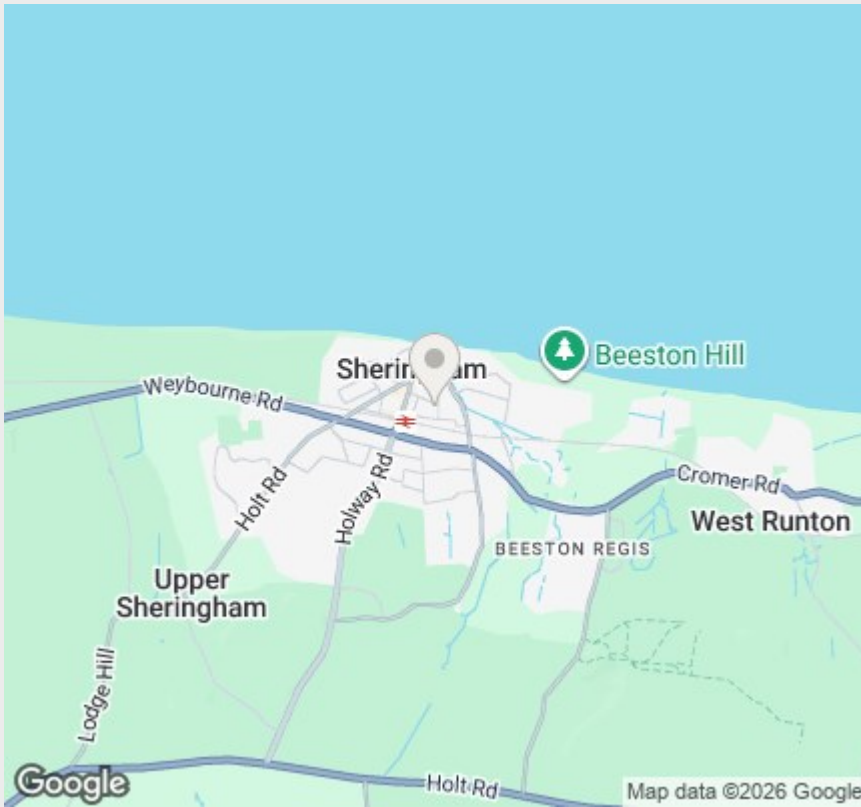
Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing. These marketing photos may have been taken from a previous tenancy and may not reflect the current order.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £346.15. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.

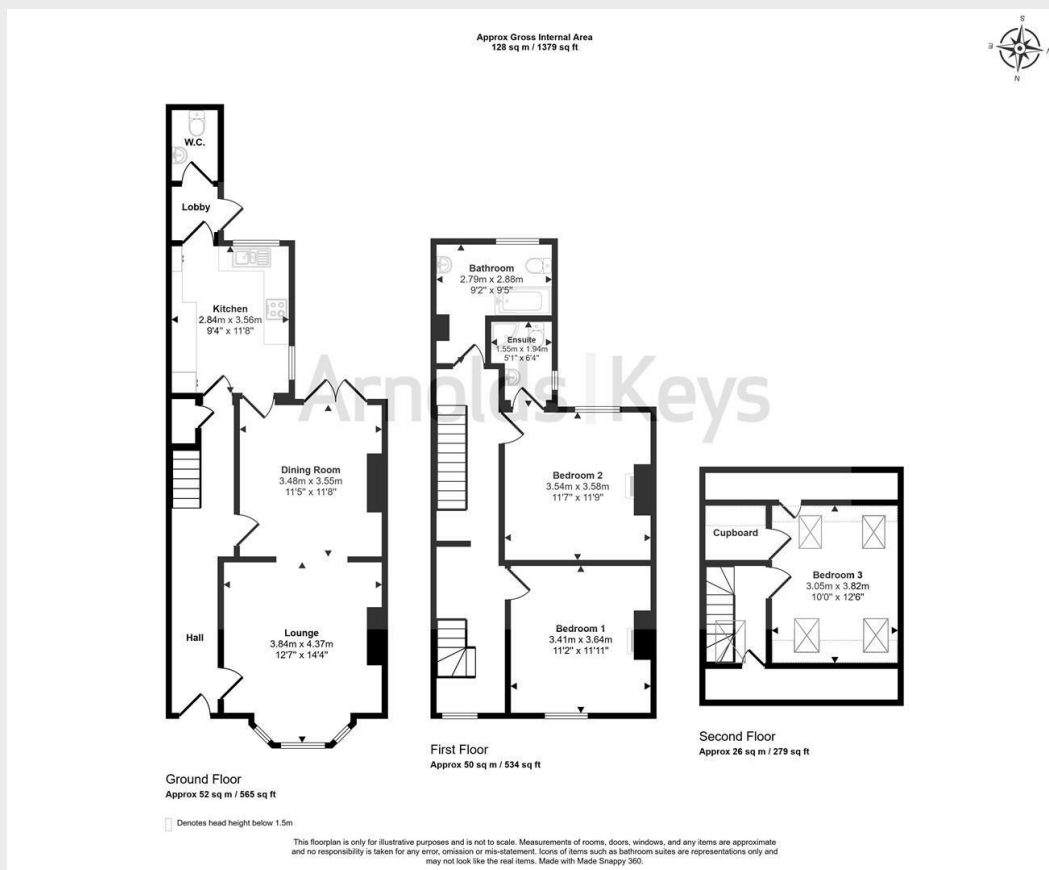


Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			53
(55-68) D			
(39-54) E			
(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.

