



**34 Grice Close, Sheringham, Norfolk, NR26 8UG**

**Price Guide £210,000**

- No onward chain
- Conservatory
- Allocated off-road parking
- Close to schools
- Two bedrooms
- Off-peak storage heating
- Enclosed garden
- Cul-de-sac setting



# 34 Grice Close, Sheringham NR26 8UG

Offered with no onward chain is this modern, end of terrace house. Located close to both primary and junior schools, the property would be equally suitable as a home or an investment.

The property is set in a cul-de-sac location and has allocated, off-road parking. The property is nicely presented and has sealed unit glazing, off-peak storage heating and a conservatory at the rear.

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Council Tax Band: B



## ENTRANCE HALL

Part glazed UPVC entrance door, night storage heater, telephone point.

## CLOAKROOM

Window to front aspect, close coupled w.c., wash basin.

## LOUNGE

UPVC bay window to the front aspect, night storage heater, gas fire on marble plinth, provision for TV, large downstairs storage cupboard, glass panelled doors opening to:

## KITCHEN/DINING ROOM

Fitted with a range of base and wall units with laminated work surfaces and tiled splashbacks, inset four ring gas hob unit with electric oven beneath and filter hood above, inset stainless steel sink unit, provision for washing machine, night storage heater, window and sliding patio door opening to:

## CONSERVATORY

UPVC construction, wall mounted electric heater, door to rear garden.

## FIRST FLOOR

### LANDING

Built in airing cupboard with lagged cylinder and immersion heater.

### SHOWER ROOM

Corner shower enclosure with electric independent shower unit, close coupled w.c., pedestal wash basin, part tiled walls, electric shave point, window to rear aspect, wall mounted electric heater.

### BEDROOM 1

Window to front aspect, wall mounted convector heater, built in wardrobe cupboard, range of additional bedroom furniture.

### BEDROOM 2

Window to rear aspect, wall mounted convector heater, access to roof space, fitted double wardrobe cupboard.

## GARDENS

To the front of the property is an open plan shingled area. A gate provides access to the fully enclosed rear garden which has been arranged in a courtyard style for ease of maintenance. There is a small timber GARDEN SHED. The property has allocated parking at the rear.

## AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band B.






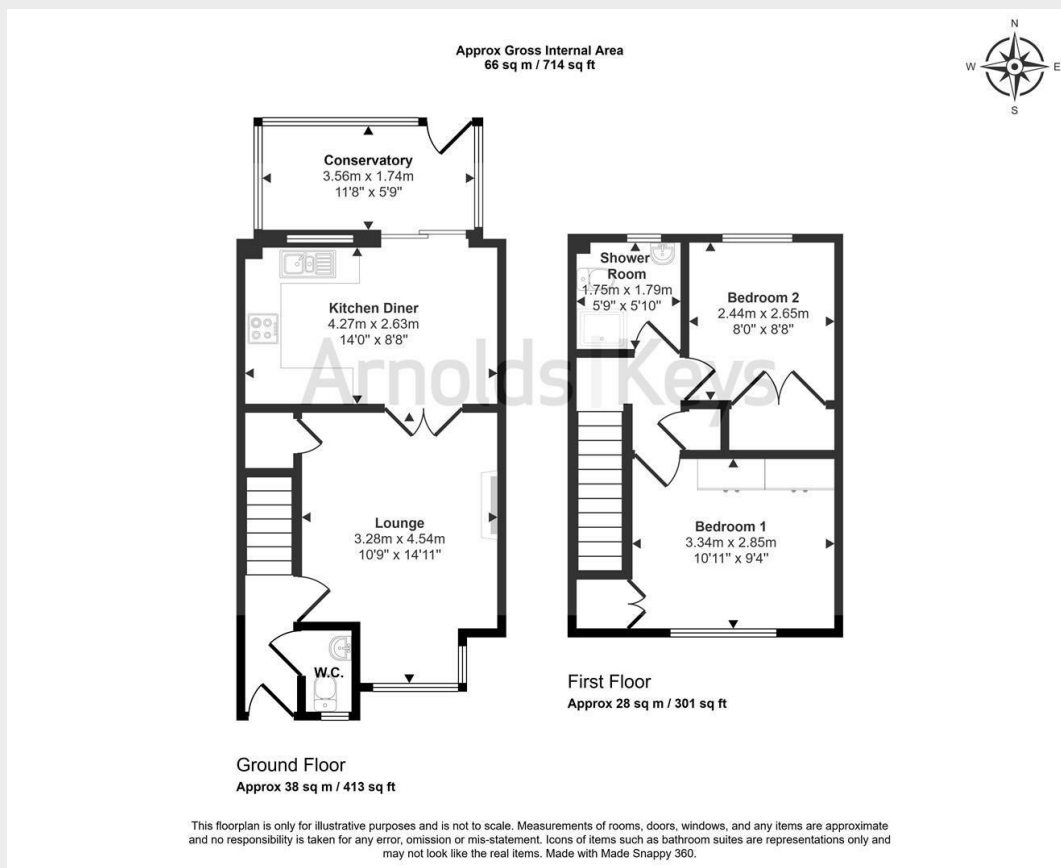


## Viewings

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>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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 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 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. 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.

