

Arnolds | Keys



8 Church Street, Southrepps, NR11 8NP

Price Guide £275,000

- Brick & Flint cottage
- Openplan living
- Two bedrooms
- Oil fired central heating
- Wood burner
- Shower room
- Large garden
- Village location

8 Church Street, Southrepps NR11 8NP

A quaint brick and flint terraced cottage located in the rural village of Southrepps. The cottage is being offered with No Onward Chain, and could be either a holiday let or permanent home. It has a very large garden with brick and flint storage shed, two bedrooms a newly fitted shower room on the first floor, along with an open plan living downstairs of kitchen/diner and lounge area with wood burning stove.

Southrepps is a great community village with local pub/restaurant, village shop and large village hall. It is only a short drive to the market town of North Walsham or the coastal town of Cromer and village of Mundesley where you can then find all the amenities required.



Council Tax Band: A



OPEN-PLAN LIVING/KITCHEN/DINING AREA

LIVING AREA

Solid wood front door opening into the living area with window to the front, radiator, stairs leading up to the first floor, understairs storage cupboard with light and floor standing oil central heating boiler, brick fireplace with wood burning stove, ceiling light, TV point.

KITCHEN AREA

Window to rear, solid wood work surface with storage cupboard beneath, space and plumbing for washing machine, dishwasher and provision for cooker, exposed flint wall, wall mounted cupboards and plate rack. Door to lean-to.

DINING AREA

Window to rear, space for table and chairs, ceiling light and beamed ceiling.

LEAN-TO

Windows to rear and side and door to rear access. Electric point, space for freezer and tiled flooring.

LANDING

Pine latch doors to bedrooms and shower room. Access to loft space, sea grass carpet on stairs and landing.

BEDROOM ONE

Window to the front, ceiling light, sanded floorboards, radiator, door to wardrobe.

BEDROOM TWO

Window to the rear, radiator, ceiling light, sanded floorboards.

SHOWER ROOM

Obscure glazed window to rear, walk in shower cubicle with mermaid boarding and waterfall shower head over. Closed coupled WC and vanity wash hand basin with mixer tap and storage cupboard beneath. Tiled flooring.

OUTSIDE

To the side of the cottage are a set of double gates which you own and this leads to the rear of the cottage. There is a brick and flint single storey outhouse with light and pathway which leads to the large garden at the bottom. All fully enclosed and laid to lawn with a summer house.

AGENTS NOTE

This is a Freehold property, mains drainage and sewage connected along with electricity and oil fired central heating. There is no onward chain and has a council tax band B.





Viewings

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

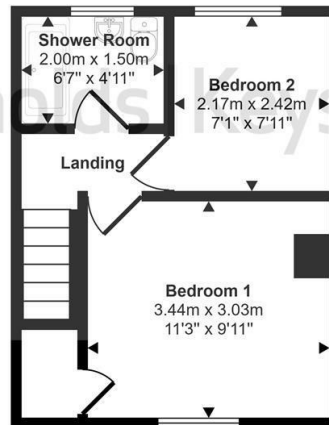
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

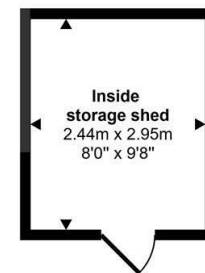
Approx Gross Internal Area
61 sq m / 659 sq ft



Ground Floor
Approx 30 sq m / 320 sq ft



First Floor
Approx 24 sq m / 262 sq ft



Storage
Approx 7 sq m / 78 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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