



## AURORA 29, HOLWAY ROAD

SHERINGHAM, NR26 8HW

£250,000  
FREEHOLD

This beautifully presented 2 bed end-terrace property is ideally located for the town and sea front. Previously used as a very successful holiday let this could make a great investment or just a lovely family home.

  
**HENLEYS**  
Residential Sales & Lettings

# AURORA 29, HOLWAY ROAD

- 2 bedrooms • 2 reception rooms • Enclosed rear garden • Ideal location for the town • No upward chain



## FIRST IMPRESSIONS

Enter the property via a timber gate. A small landscaped garden sits to the front with a paved circular feature. A glazed uPVC door opens into the hallway.

## HALLWAY

The hallway has fitted carpets and a radiator. Doorways open to the lounge, the dining room and a door to the WC. Stairs rise to the first floor in between the two reception rooms.

## LOUNGE

Double glazed window to the front aspect with carpeted flooring, textured ceiling and a radiator. TV, phone and satellite points.

## DINING ROOM

Double glazed window to the rear aspect with exposed timber flooring, radiator and under stairs storage cupboard. A doorway leads to the kitchen.

## KITCHEN

Double glazed window to the side aspect and glazed uPVC door opening to the rear garden. The kitchen has a range of base and wall units with worktops over and inset sink and draining board. Built-in appliances include a fridge/freezer, four ring gas hob with extractor unit over, double oven and grill and under counter space for a dishwasher. Tiled splash-backs and tiled floor. Radiator.

## WC

Double glazed opaque window to the rear aspect with a

dual-flush WC and wash hand basin with brick tiled splash-backs. LVT flooring and a radiator.

## FIRST FLOOR LANDING

Polished period timber doors open to the two bedrooms and the bathroom.

## FRONT BEDROOM

A good size double room with double glazed window to the front aspect, carpeted flooring, radiator and polished timber skirting boards. Radiator.

## REAR BEDROOM

A good size double room with double glazed window to the rear aspect, carpeted flooring, radiator and polished timber skirting boards. Recessed alcove.

## BATHROOM

Double glazed opaque window to the rear aspect with a bath which has a mixer tap and shower attachment with aqua-board splash-backs. Dual-flush WC and a wash hand basin. LVT flooring and a radiator.

## REAR GARDEN

The garden has a patio area with steps leading down to a lawned area with mature shrubs. There is an outbuilding and a timber shed.



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### ADDITIONAL INFORMATION

**Local Authority** – NNDC

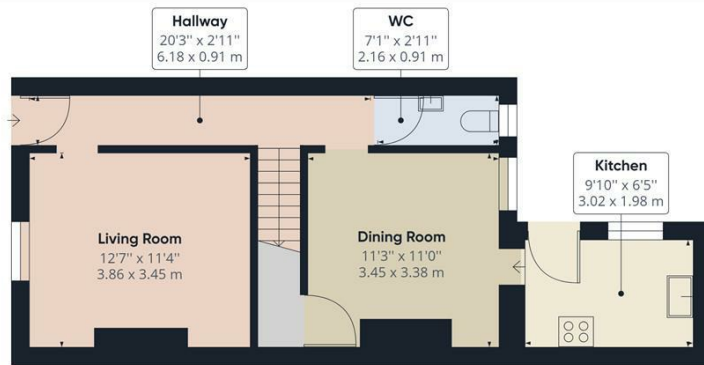
**Council Tax** – Band

**Viewings** – By Appointment Only

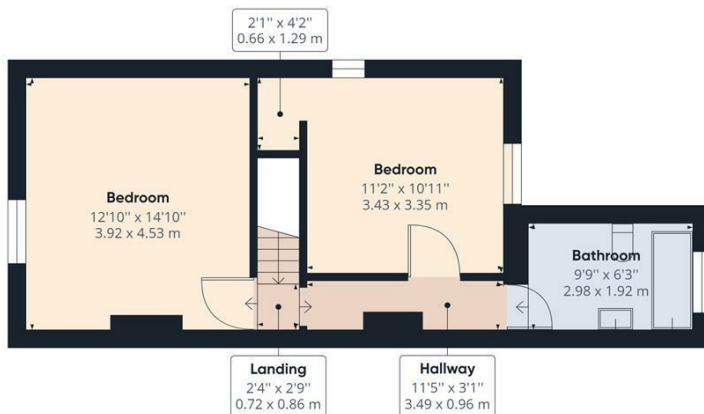
**Floor Area** – 875.00 sq ft

**Tenure** – Freehold





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
875.58 ft<sup>2</sup>  
81.34 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC