

Arnolds | Keys



8 Barchams Yard, Sheringham, NR26 8JS

Price Guide £265,000

- No onward chain
- Close to shops and beach
- Gas central heating
- Shared courtyard garden
- Traditional flint and brick construction
- Ideal permanent or holiday home
- Two bedrooms
- UPVC sealed unit glazing

8 Barchams Yard, Sheringham NR26 8JS

Set in the heart of "old" Sheringham is this beautifully presented, brick and flint cottage just a stone's throw from the beach and shops. The property is offered with no onward chain and has recently been used as a holiday property although it could equally be a permanent home too. The accommodation has the benefit of gas fired central heating and sealed unit glazing throughout.

Sheringham itself offers an excellent selection of local shops and restaurants whilst both bus and rail services provide easy access to the county capital of Norwich which is approximately 27 miles distant.



Council Tax Band: A



ENTRANCE PORCH

With steps up from Barchams Yard. Part glazed UPVC entrance door, window to side, coats hanging space, exposed flint and brick, further glazed door opening to:

LOUNGE AREA

Wood laminate flooring, staircase to first floor, window to front aspect, provision for TV, vertical radiator, open plan design leading to:

KITCHEN

Fitted with a modern range of high gloss base and wall units with laminate work surfaces and mosaic tiled splashbacks, inset four ring gas hob with stainless steel filter hood above, integrated electric oven, inset stainless steel sink bowl, provision for washing machine, integrated fridge, wall mounted gas fired boiler providing central heating and domestic hot water, part glazed door to shared courtyard area.

FIRST FLOOR

LANDING

Access to roof space.

BATHROOM

Beautifully appointed with a modern suite of panelled bath with mixer shower above, glazed screen, vanity wash basin with cupboards beneath, concealed cistern w.c., chrome heated towel rail, window to rear aspect, part tiled walls.

BEDROOM 1

Window to front aspect, radiator, provision for TV, open wardrobe recess with fitted shelving and hanging rail.

BEDROOM 2

Window to rear aspect, radiator, built in wardrobe cupboard.

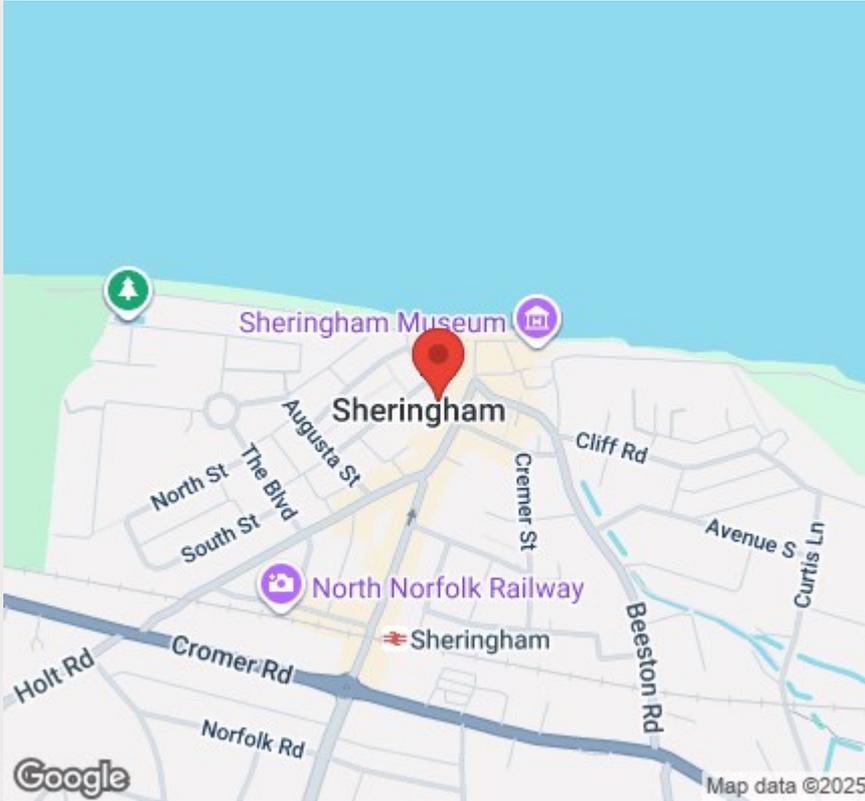
OUTSIDE

To the front of the property is a small enclosed area with steps from Barchams Yard. At the rear is an open plan courtyard area; this property owns 50% of the courtyard aligning with the width of the cottage.

AGENTS NOTE

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





Viewings

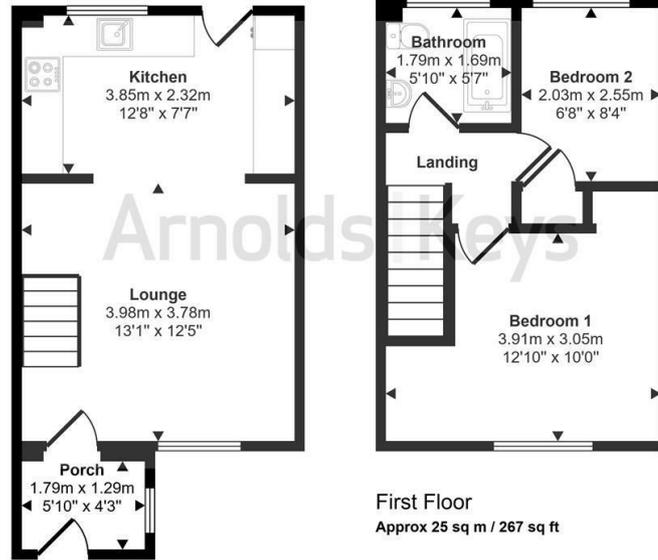
Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(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	

Approx Gross Internal Area
52 sq m / 560 sq ft



Ground Floor
Approx 27 sq m / 293 sq ft

First Floor
Approx 25 sq m / 267 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.

