



**73 Beeston Common, Sheringham, Norfolk, NR26 8EU**

**Price Guide £250,000**

- Brick and flint cottage
- Two bedrooms
- Sitting room
- Open fire
- Great Location
- Views overlooking the common
- Electric heating
- Ground floor shower room
- Enclosed garden
- Ideal holiday home



# 73 Beeston Common, Sheringham NR26 8EU

Sitting in an enviable position on Beeston Common, is this beautiful brick and flint cottage, enjoying stunning views overlooking the common. A superb location and being offered with two bedrooms, open plan sitting room with open fire place opening into kitchen.

The rear garden is fully enclosed offering and enjoyable space to relax and enjoy the outside. An ideal opportunity to purchase this cottage for both permanent or holiday use.



Council Tax Band: A



## FRONT ENTRANCE

Small wrought iron gate opening to the front garden and UPVC sealed unit door opening to the ground floor accommodation.

## OPEN PLAN SITTING ROOM/KITCHEN

UPVC sealed unit double glazed door to sitting room. UPVC sealed unit window to the front, stairs to first floor, carpet, feature brick fireplace with open fire. Two wall mounted electric heaters, two ceiling light points, opening into



## KITCHEN/DINING AREA

Range of cream base and drawer units with solid wood work surface and breakfast bar. Inset four ring electric hob with extractor hood above. Built in electric cooker. Inset enamel single bowl sink unit and mixer tap over. Matching range of wall mounted cupboards, ceiling light, wood flooring, UPVC sealed unit door to garden. Door to:

## SHOWER ROOM

UPVC sealed unit window to side. Separate shower cubicle with glazed screen, low level WC, vanity wall mounted unit with wash hand basin and mirror above, wood flooring, ceiling light, wall mounted electric heated towel rail.



## LANDING

Doors to all rooms, carpet, ceiling light.

## BEDROOM ONE

UPVC sealed unit window to the rear. Carpet, ceiling light, TV point.

## BEDROOM TWO

UPVC sealed unit window to the front with views over the common, carpet, ceiling light, TV point. Door to built in cupboard.

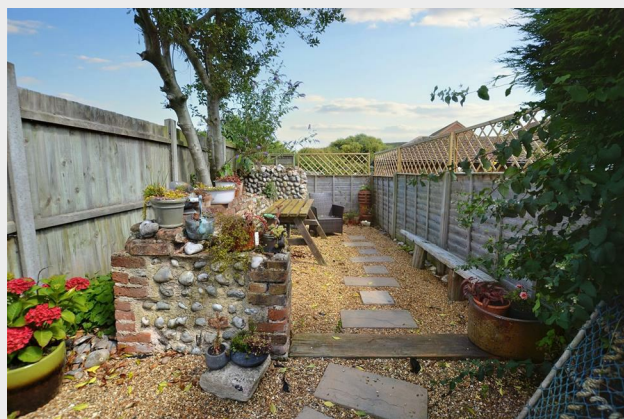


## OUTSIDE

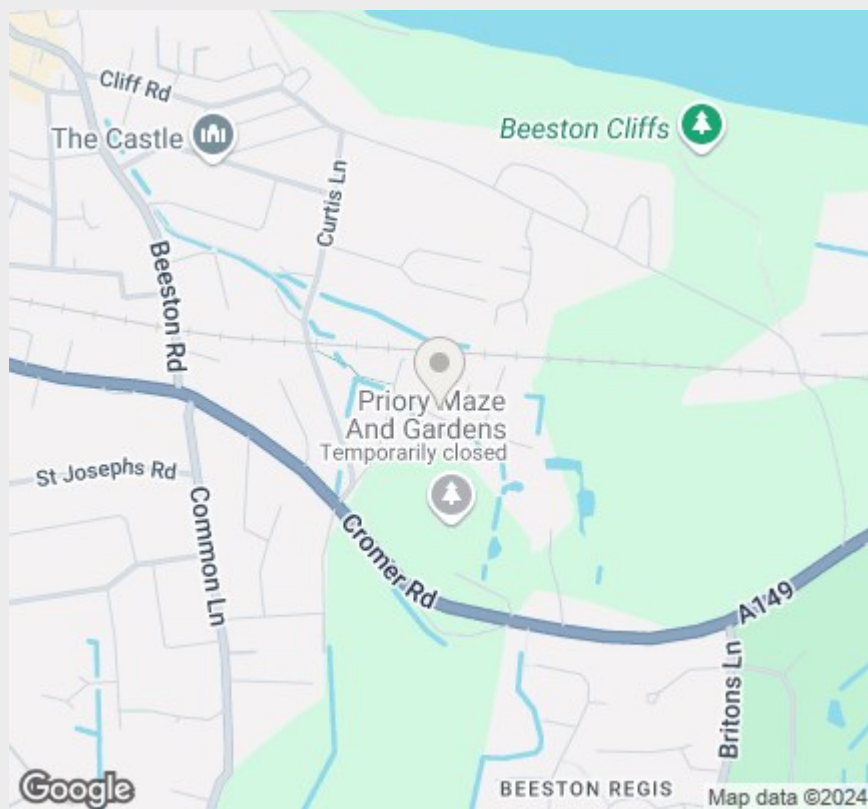
The property has a small front garden enclosed by a brick and flint wall. Access leads down the side of the house through a wooden gate into the rear garden. All enclosed by panel fencing, a low maintenance garden with mature trees and shrubs, shingled and paved patio areas, outside lighting and tap. There is a pedestrian right of way to the neighbouring property.

## AGENTS NOTE

This property is Freehold, with a council tax rating of band A. All mains services are connected, gas, water and electricity.






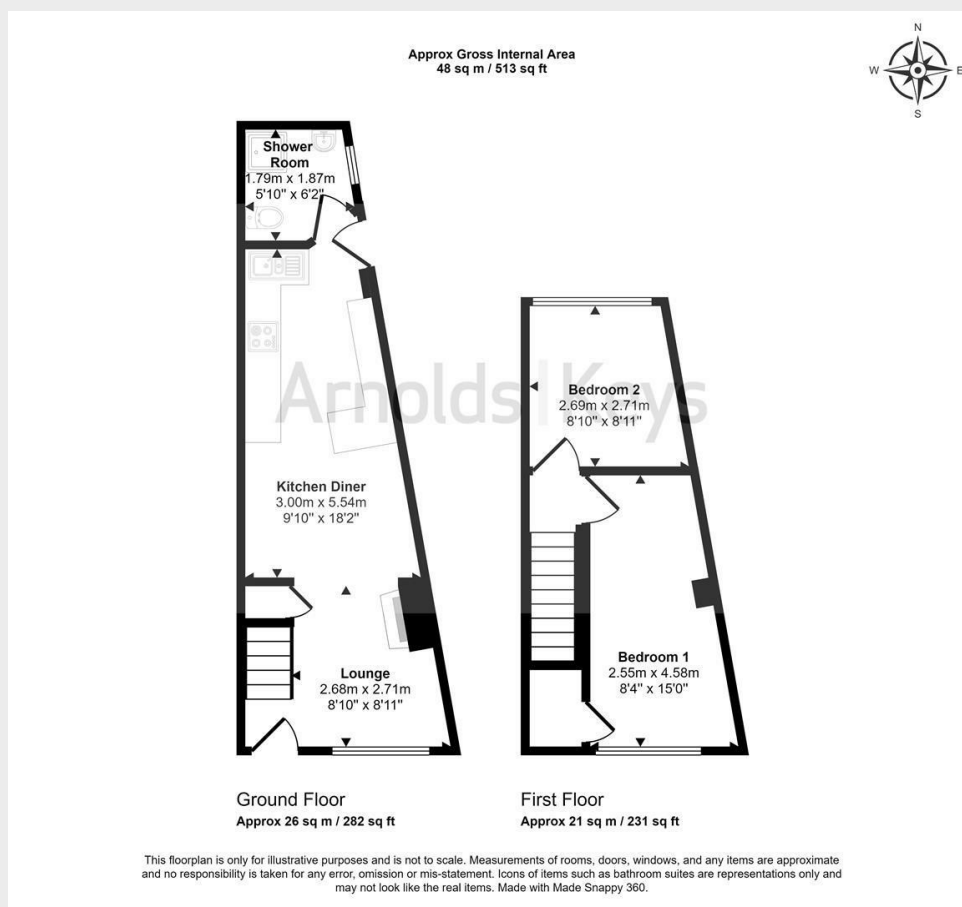


## Viewings

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>34</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 are 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.