

# Arnolds | Keys



**23 Heath Road, Sheringham, NR26 8JH**

**Price Guide £385,000**

- No onward chain
- Within walking distance of the Town Centre
- Generously proportioned accommodation
- Garage and off-road parking
- Highly favoured location
- Three bedrooms
- Gas central heating
- Enclosed gardens with Summer House

# 23 Heath Road, Sheringham NR26 8JH

Located in a highly favoured residential area is this well-proportioned, semi-detached house offered with no onward chain. Heath Road is an established residential area just south of the Town and within walking distance of the Town Centre and transport facilities.

The property offers well-presented accommodation with the benefit of gas fired central heating and sealed unit glazing throughout and stands in a good sized plot with garage and off-road parking.



Council Tax Band: C



## ENTRANCE PORCH

With tiled floor, security light, part glazed composite entrance door opening to:

## ENTRANCE HALL

Radiator, staircase to first floor with understairs storage cupboard.

## CLOAKROOM

Radiator, wash basin, low level w.c., window to side aspect.

## LOUNGE

A light room with large window to south facing front aspect, tiled fire surround with tiled hearth, provision for TV, radiator.

## DINING ROOM/KITCHEN

Another lovely light room with patio doors and window to rear aspect and another window to the side. Two radiators, comprehensive range of shaker style base and wall units with wood work surfaces and tiled splashbacks. Belfast sink, washing machine/dryer and dishwasher (included in sale), inset gas hob with double oven beneath and filter hood above.

## FIRST FLOOR

### LANDING

Access via folding ladder to boarded roof space with lighting, power points and Velux roof lights to front and rear.

### BEDROOM 1

Window to front aspect, radiator.

### BEDROOM 2

Window to rear aspect, radiator.

### BEDROOM 3

Window to front aspect, radiator.

### SEPARATE W.C.

Window to side aspect, close coupled w.c., pedestal wash basin, chrome heated towel rail, tiled walls.

### SHOWER ROOM

Window to rear aspect, enclosed shower cubicle with mixer shower, vanity wash basin with cupboards beneath, close coupled w.c., chrome heated towel rail.

### OUTSIDE

Detached GARAGE with up and over entrance door, personal side door, electric light and power. Timber SUMMER HOUSE. External water tap and power point.

### GARDENS

To the front of the property is a large brickweave area providing ample off-road parking and leading to the garage. There are established shrubs to the front also. A gate leads to the fully enclosed rear garden which has a paved patio immediately at the rear which leads to a lawned area and further established shrubs and trees.

### AGENTS NOTE

The property is freehold, has all mains services connected and has a Co  
curtains



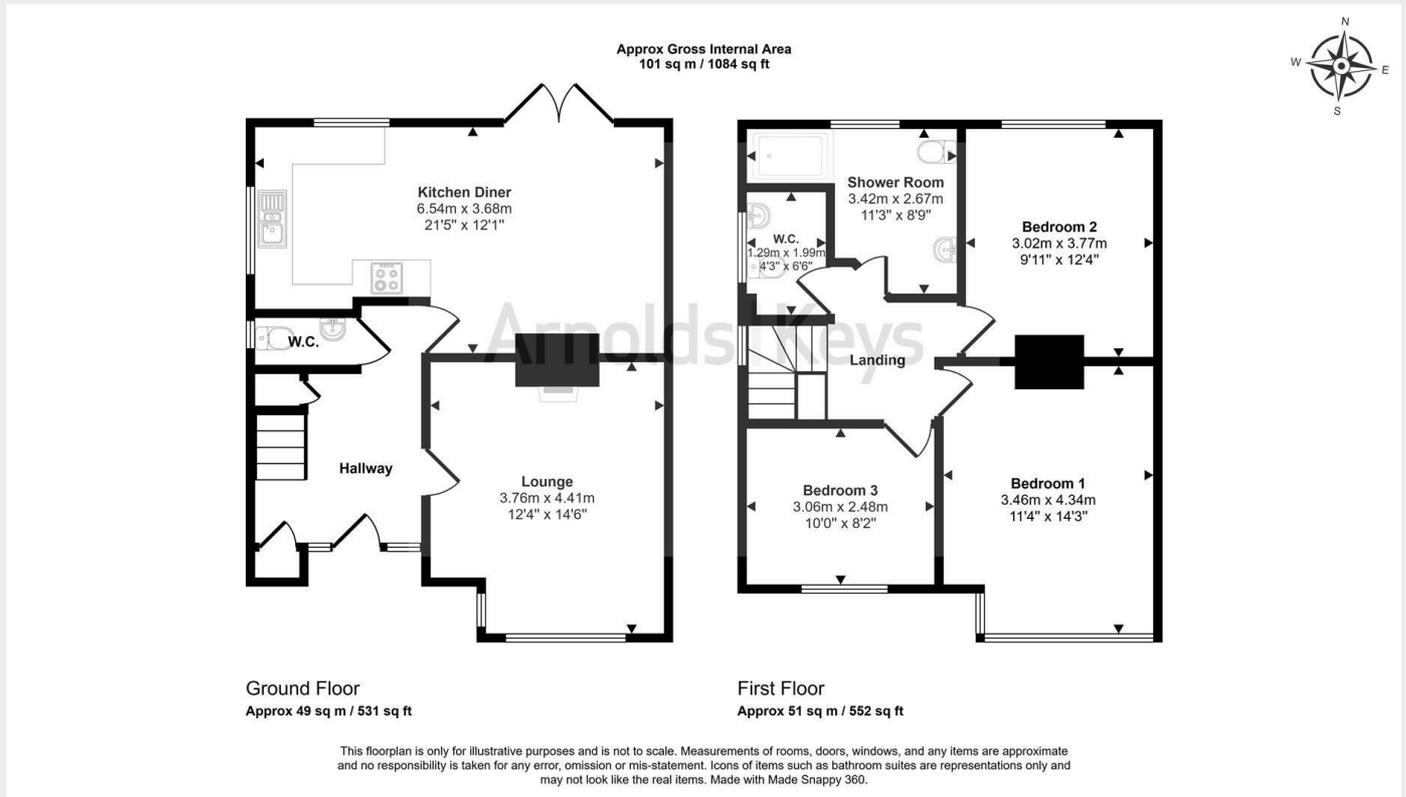


## Viewings

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>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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.

