

# Arnolds | Keys



**46 Lawson Way, Sheringham, NR26 8BY**

**Price Guide £295,000**

- No onward chain
- Two reception rooms
- Sealed unit glazing
- Attached garage
- Four bedrooms
- Gas central heating
- Enclosed rear garden
- Close to coastal walks

# 46 Lawson Way, Sheringham NR26 8BY

Offered with no onward chain is this substantial, end of terraced dwelling located in an established residential area towards the eastern outskirts of the Town.

Formerly a Local Authority property, it has been updated over the years and now has a gas fired central heating system and UPVC sealed unit glazing to the majority, however some further updating could be considered. The property has four bedrooms, an enclosed rear garden, an attached garage and coastal views to the rear also.



Council Tax Band: B



### **ENTRANCE PORCH**

Part glazed entrance door, window to side, door to garage. Further glazed door opening to:

### **ENTRANCE HALL**

Radiator, built in store cupboard, turning staircase to first floor with understairs storage cupboard.

### **CLOAKROOM**

Low level w.c., wash basin, fitted store cupboard.

### **UTILITY ROOM**

Provision for washing machine, wall mounted gas fired boiler providing central heating and domestic hot water.

### **LOUNGE**

Large window to front aspect, radiator, provision for TV, door opening to:

### **DINING ROOM**

Large window to rear aspect, radiator, door to:

### **KITCHEN**

Original range of base and wall cabinets with fitted work surfaces and tiled splashbacks, double drainer, stainless steel sink unit, point for electric cooker, window and part glazed door to rear, door to hallway.

### **FIRST FLOOR**

#### **LANDING**

Radiator, access to roof space, built in linen cupboard.

#### **BEDROOM 1**

Window to rear aspect, radiator.

#### **BEDROOM 2**

Window to front aspect, radiator.

#### **BEDROOM 3**

Window to rear aspect, radiator.

#### **BEDROOM 4**

Window to rear aspect, radiator.

### **BATHROOM**

Panelled bath, pedestal wash basin, low level w.c., window to front aspect, wall mirror, radiator.

### **OUTSIDE**

Attached GARAGE: With personal door to hallway, up and over door, electric light and power.

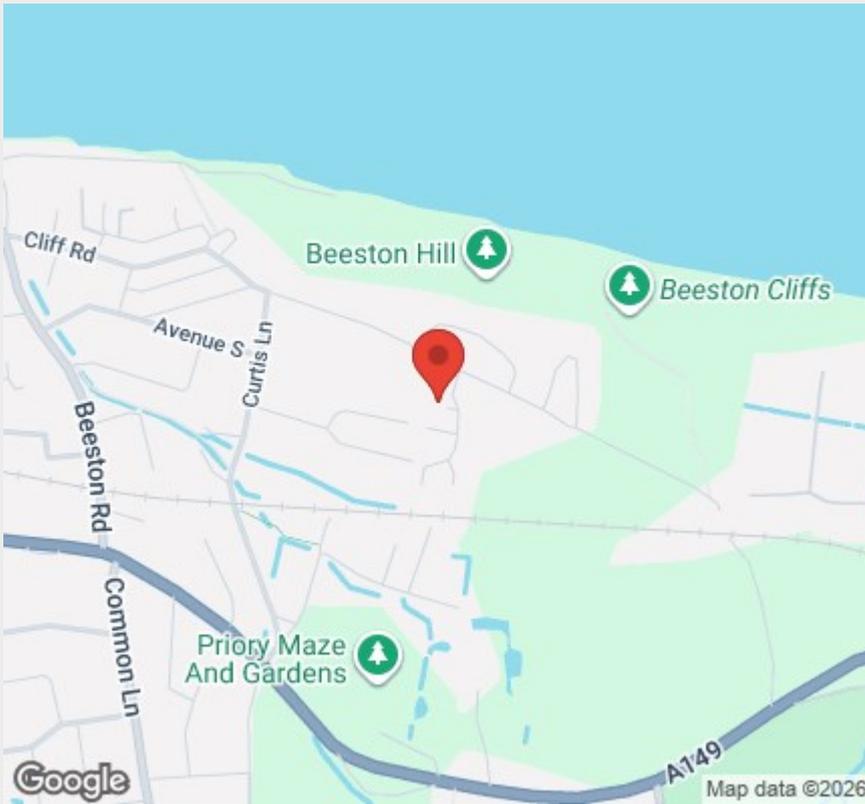
### **GARDENS**

Small enclosed garden to the front with lawn and established planting. The rear garden is fully enclosed with close panelled fencing. This is also lawned and with established shrubs and plants. There is a pedestrian access at the rear too.

### **AGENTS NOTE**

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



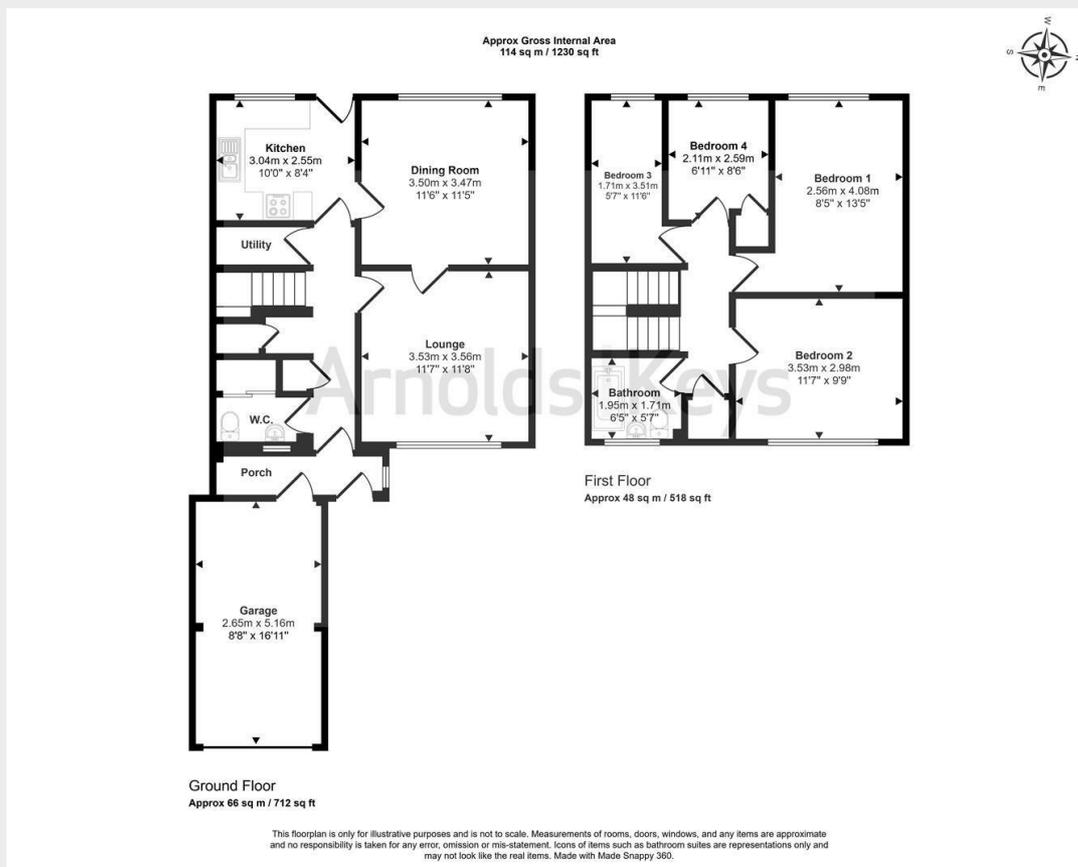


## Viewings

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) <b>A</b>			<b>85</b>
(81-91) <b>B</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, 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.

