



68 Abbey Park, Beeston Regis, Sheringham, NR26 8SS

Price Guide £280,000

- Cul-de sac setting
- Conservatory
- Gas central heating
- Updating required, but reflected in Guide Price
- South facing garden
- Two bedrooms
- Garage and off-road parking
- Excellent potential

68, Abbey Park, Beeston Regis, Sheringham NR26 8SS

This detached bungalow enjoys a cul-de-sac location on this popular residential development, itself located towards the eastern outskirts of the Town in Beeston Regis. The property offers gas centrally heated accommodation which has the benefit of a south facing conservatory at the rear. The property would benefit from some updating but this is reflected in the Guide Price.

The Town Centre is approximately a mile distant and offers an excellent selection of shops and restaurants, whilst both bus and rail services provide easy access to the City of Norwich which is approximately 27 miles distant.



Council Tax Band: C



ENTRANCE HALL

Part glazed UPVC entrance door, radiator, access to roof space, fitted linen cupboard and airing cupboard.

LOUNGE/DINING ROOM

Two radiators, provision for TV, window to the side aspect, sliding patio doors to:

CONSERVATORY

Of UPVC construction with windows and doors opening to south facing rear garden.

KITCHEN

Range of white base and wall cabinets with laminated work surfaces and tiled splashbacks, inset sink unit, provision for washing machine, integrated electric hob with built in oven beneath and filter hood above, radiator, part glazed door and window to rear aspect.

BATHROOM

Panelled bath, pedestal wash basin, close coupled w.c., radiator, part tiled walls, mirrored cabinet, two windows to side aspect.

BEDROOM 1

Window to front aspect, radiator, provision for TV.

BEDROOM 2

Window to front aspect, radiator.

OUTSIDE

Brick built GARAGE: With roller door, electric light and power, personal side door. Timber POTTING SHED.

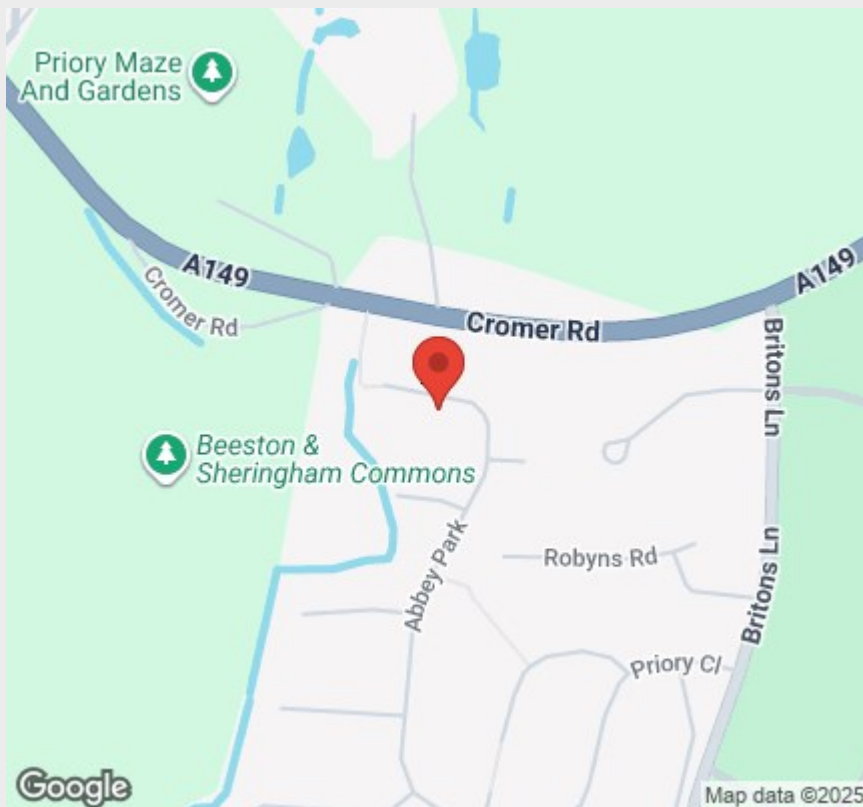
GARDENS

To the front of the property is a concrete driveway leading to the garage and providing additional off-road parking. To the side of the driveway is a lawned garden area. The enclosed rear garden is also mostly laid to lawn with established shrub borders. There is a paved patio area immediately at the rear.

AGENTS NOTE

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



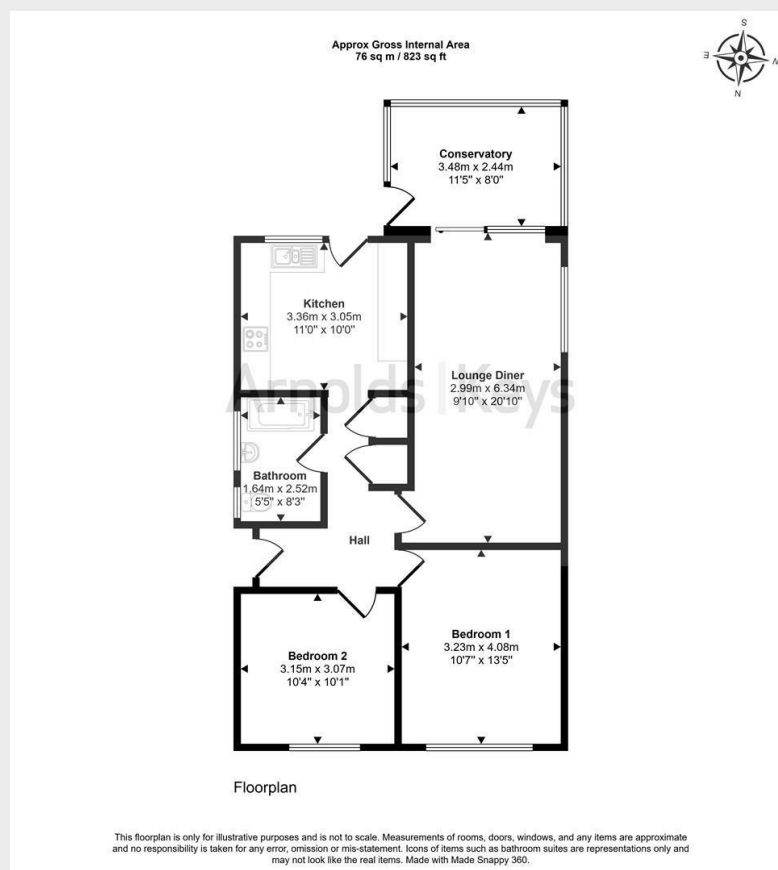


Viewings

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		
(81-91) B		
(69-80) C		72
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



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