

# Arnolds | Keys



**Greet Cot, 38 Augusta Street, Sheringham, NR26 8LB**

**Price Guide £299,000**

- A little gem of a cottage
- Sitting Room
- Open fire
- Heaps of potential
- Ideal holiday/permanent home
- Two bedrooms
- Dining room
- Enclosed cottage garden
- In need of updating



# 38 Augusta Street, Sheringham NR26 8LB

Welcome to Augusta Street, Sheringham - a charming location in the West End of Sheringham, offering a delightful opportunity to own a chocolate-box cottage with immense potential. This untouched cottage boasts two cosy bedrooms and two reception rooms along with a garden, which is perfect for a small family or as a holiday retreat.

Nestled in a sought-after area, this property presents a rare opportunity to create a unique living space tailored to your tastes. The untouched charm of this cottage allows for endless possibilities to transform it into your dream home.

Don't miss out on the chance to own a piece of history in the heart of Sheringham. Embrace the character and potential of this cottage. Contact us today to explore this hidden gem on Augusta Street.



Council Tax Band: C



## **ENTRANCE HALL**

Half glazed wooden door opening into the hallway, with stairs leading up to the first floor and two doors leading into the Sitting room & Kitchen. Carpet, ceiling light.

## **SITTING ROOM**

A lovely bright room with original sash bay window to the front. Picture rail, wall mounted storage heater, carpet, ceiling light, feature inset open fire on tiled hearth.

## **DINING ROOM**

Original sash window to the rear. Feature fireplace with inset cast iron open fire and wooden surround and mantle over on a tiled hearth. Wall mounted electric storage heater, picture rail, ceiling light, door to large under stairs storage cupboard. Half glazed door to

## **KITCHEN**

Window to the side, range of base and drawer units with inset stainless steel sink unit, wall mounted hot water heater. Ceiling light, door to rear garden and door to shower room.

## **SHOWER ROOM**

Shower cubicle with electric shower and tiled walls, small window to the rear.

## **LANDING**

Doors to both bedrooms and cloakroom, wall light and carpet.

## **BEDROOM ONE**

A lovely light room with glazed door opening onto the balcony. Carpet, wall mounted storage heater, picture rail, double doors opening to built in wardrobe. Wall light point.

## **BEDROOM TWO**

Original sash window to the rear, wall mounted electric storage heater, picture rail, ceiling light. Carpet, door to storage cupboard.

## **CLOAKROOM**

Low level WC, wall mounted wash hand basin with hot water heater, window to the rear, ceiling light. Carpet.

## **OUTSIDE**

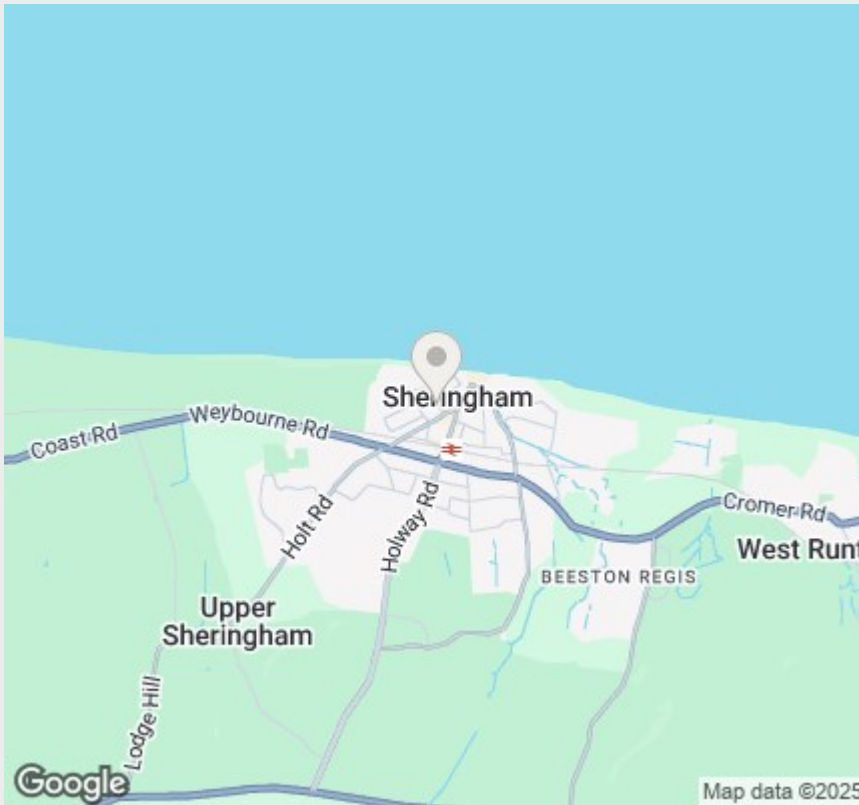
A cottage garden set behind a brick and flint wall with lawn area and pammment tiled footpath to the front door and side access leading through the wooden gate into the rear garden.

Fully enclosed rear garden with panel fencing to the sides and mature hedging, patio and seating area. From the cottage is less than a five minute walk into town and down to the beach.

## **AGENTS NOTE**

This property is Freehold with main electricity, water and mains drainage connected. The council tax is band C




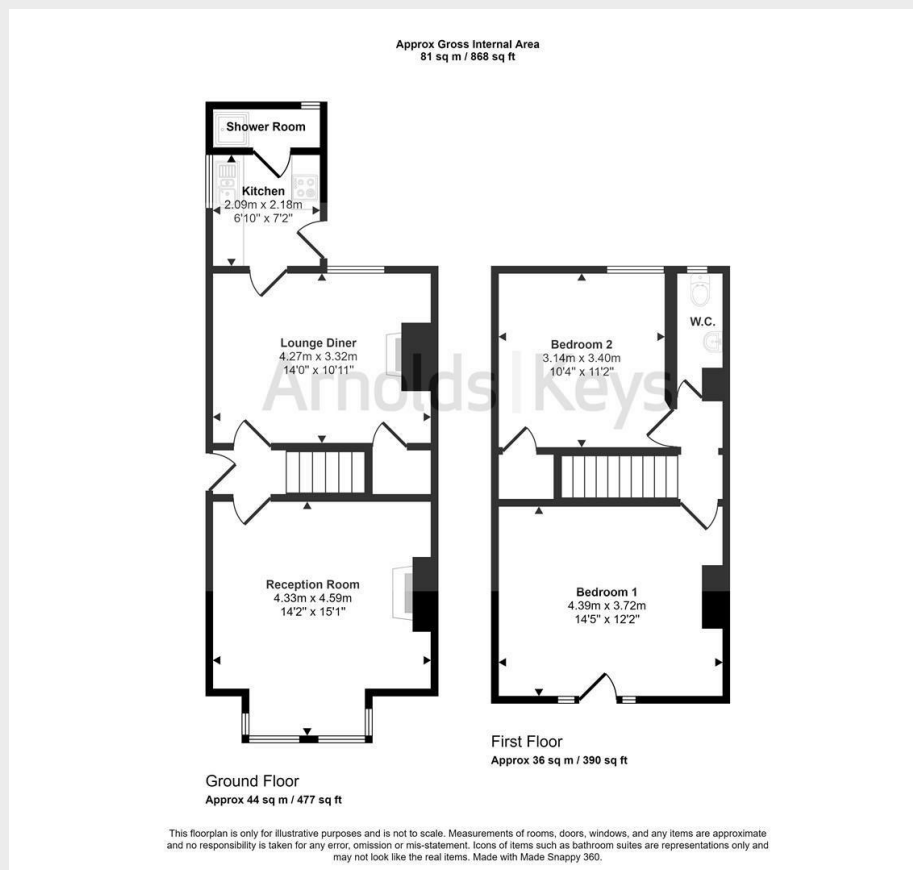


## Viewings

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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>24</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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