

Arnolds | Keys



53 The Avenue, Sheringham, NR26 8DQ

Price Guide £350,000

- No onward chain
- Walking distance of the Town Centre
- Two reception rooms
- Sealed unit glazing
- Close to East Promenade and beach
- Three bedrooms
- Gas central heating
- Garage and off-road parking

53 The Avenue, Sheringham, NR26 8DQ

Offered with no onward chain is this well-proportioned detached dwelling located in a highly favoured and well-established residential area just a stone's throw from the beach and within walking distance of the Town Centre.

The property has the benefit of gas fired central heating and offers three bedrooms and two reception rooms. Currently a second home, the property would be equally suitable for permanent use and has a garage with additional off-road parking too.



Council Tax Band: D



OPEN PORCH

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

ENTRANCE HALL

Radiator, turning stairs to first floor with understairs cupboard.

CLOAKROOM

Close coupled w.c., radiator, wash basin with cupboard beneath, part tiled walls, tiled floor, window to front aspect.

LOUNGE

A light room with window to front aspect, two radiators, provision for TV, stone fire surround with point for gas fire. Open plan leading to:

DINING AREA

With fully glazed French doors to rear garden, radiator, archway to:

KITCHEN

Fitted with a range of base and wall cabinets with laminated work surfaces and tiled splashbacks. Inset stainless steel sink unit, wall mounted gas boiler providing central heating and domestic hot water, part glazed door and window to rear, tiled floor, fitted breakfast bar, inset electric hob with electric oven beneath and filter hood above.

FIRST FLOOR

LANDING

Radiator, access to roof space.

BEDROOM 1

Radiator, window to front aspect, fitted double wardrobe cupboard.

BEDROOM 2

Radiator, window to rear aspect, fitted double wardrobe cupboard.

BEDROOM 3

Radiator, window to front aspect.

SEPARATE W.C.

Close coupled w.c., window to rear aspect, tiled floor and part tiled wall.

BATHROOM

Panelled bath, pedestal wash basin, corner shower enclosure with independent electric shower, tiled floor and part tiled walls. Radiator, built in airing cupboard.

OUTSIDE

Attached, brick-built GARAGE with up and over door, personal rear door, electric light and power.

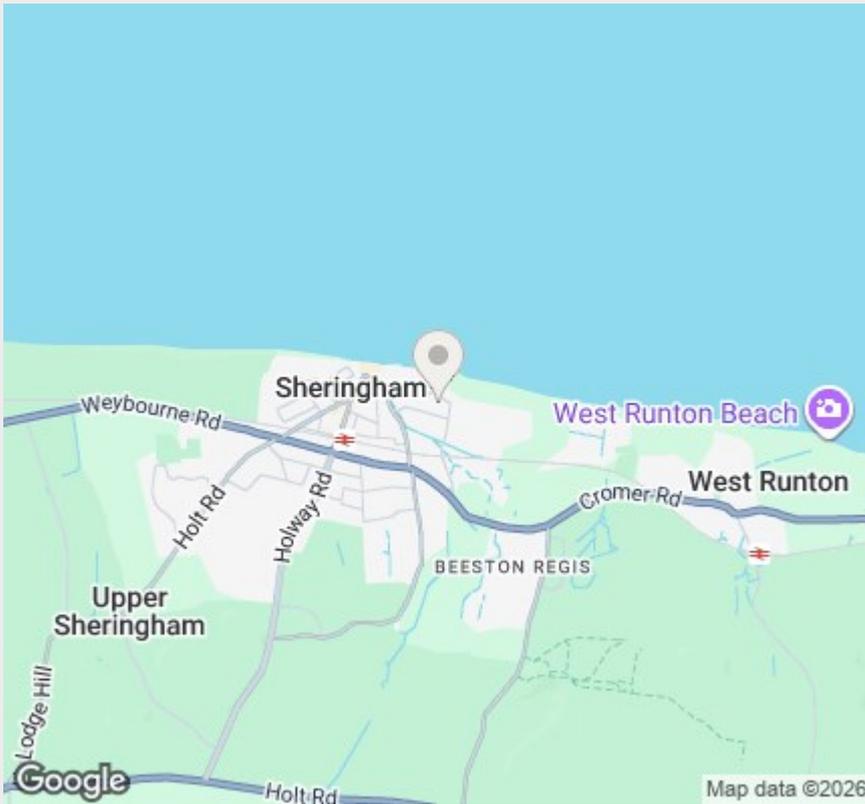
GARDENS

The property is approached over a concrete driveway providing ample off-road parking. There are some established shrubs at the front. Side access then leads to the rear garden which is part walled, fully enclosed and lawned with further established shrubs to the borders.

AGENTS NOTE

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



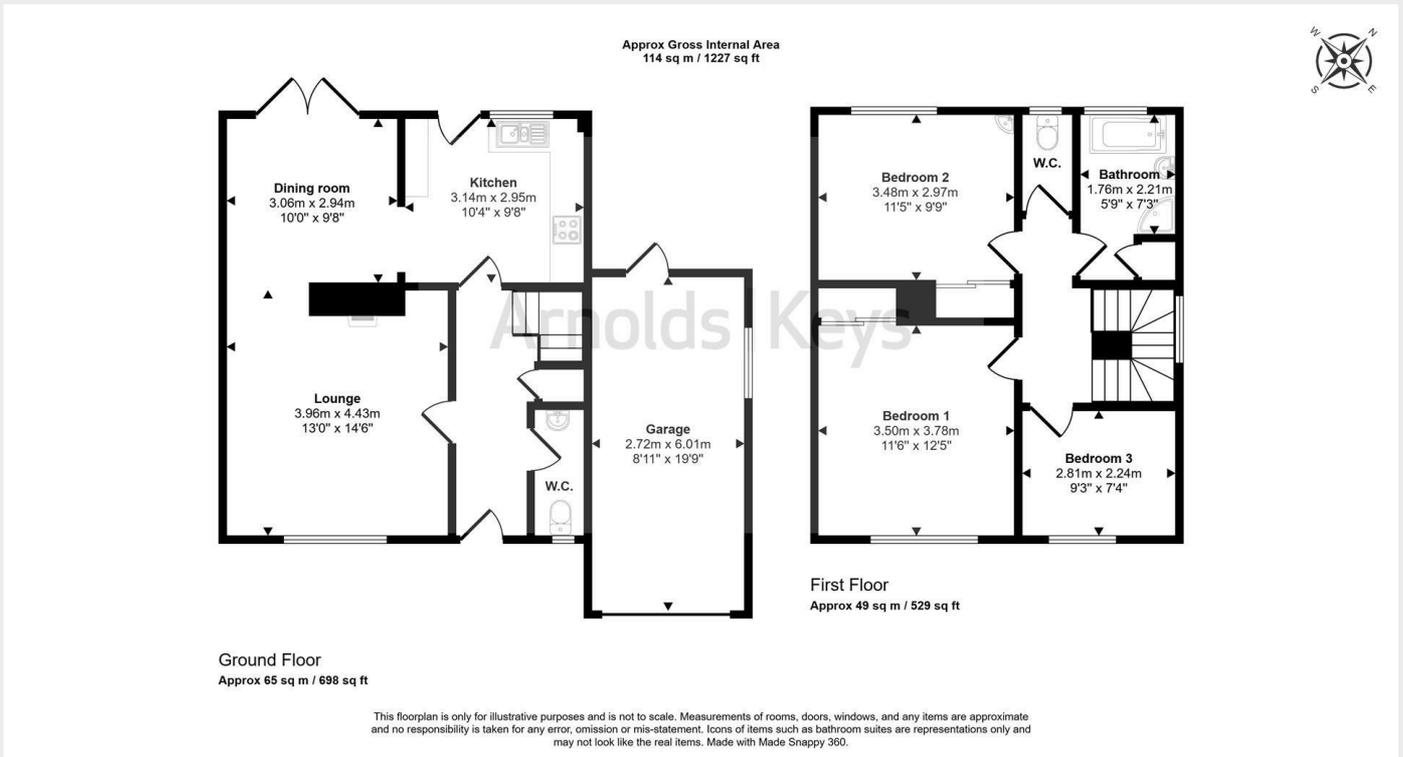


Viewings

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			
(55-68) D		65	74
(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.

