

Arnolds | Keys



Yew Trees Shepherds Close, East Runton, Cromer, NR27 9PQ

Price Guide £305,000

- Brick & flint property
- Two bedrooms
- Garage & Parking
- Gas central heating
- No onward chain
- Village location
- Two reception rooms
- In need of updating
- Two bathrooms
- Ample potential

Yew Trees Shepherds Close, Cromer NR27 9PQ

A brick and flint faced detached house, set just off the Common in the village of East Runton. A short walk from the beautiful beach and village centre where you can find the local village shop, butchers, fish & chip shop, restaurant and two village pubs.

The property is being sold with no onward chain and offers two bedrooms, potentially three, two bathrooms, off road parking, garage and gardens and some updating required.



Council Tax Band: D



HALLWAY

Stairs to first floor, carpet, ceiling light, radiator, doors to lounge, kitchen, dining room and shower room.

LOUNGE

Dual aspect room with windows to the rear and side, carpet, radiator, ceiling light.

DINING ROOM

Window to the front, carpet, brick fireplace (currently unused), ceiling light and radiator.

KITCHEN

Window to the rear and half glazed door to the rear garden. Range of base and wall units, provision for washing machine, fridge, freezer and dishwasher and built in oven, with inset electric four ring gas hob and extractor hood above. Wall mounted gas central heating boiler.

SHOWER ROOM

Shower tray with tiled walls and shower over, wall mounted hand basin, wall mounted mirror, WC and radiator, ceiling light and vinyl flooring.



LANDING

Carpet, door to large shelved storage cupboard with light, access to roof space, doors to bedrooms and bathroom.

BEDROOM ONE

Dormer window to the front, radiator, built in wardrobes, carpet and ceiling light.

BEDROOM TWO

Dormer window to the rear, radiator, carpet, ceiling light.

BATHROOM

Dormer window to the front, bidet, WC, vanity wash hand basin, panelled bath, radiator carpet, ceiling light.

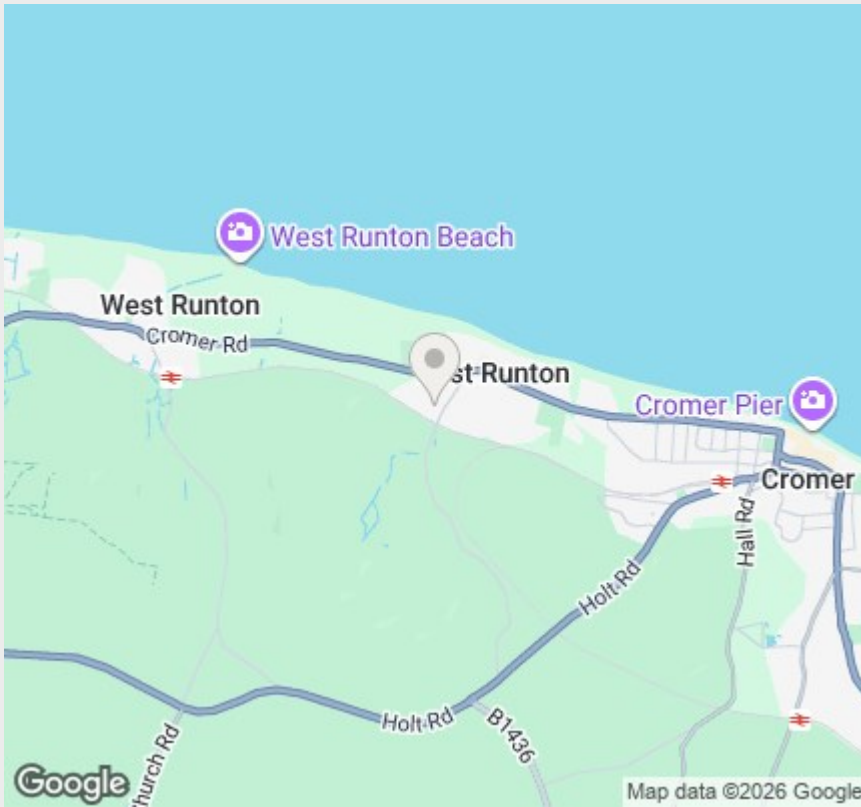


OUTSIDE

The property is approached by a brick weave driveway with parking for two cars. Attached single GARAGE with up and over style door, personal door to the side and power and light. There is a pathway and side access gate leading into the rear garden, with two patio seating areas, some raised beds and small lawn area. Mature flower bed and shrub borders.

AGENTS NOTE


This is a Freehold property with mains services connected, gas, electricity and water and sewage. There is no onward chain. Council tax banding D.

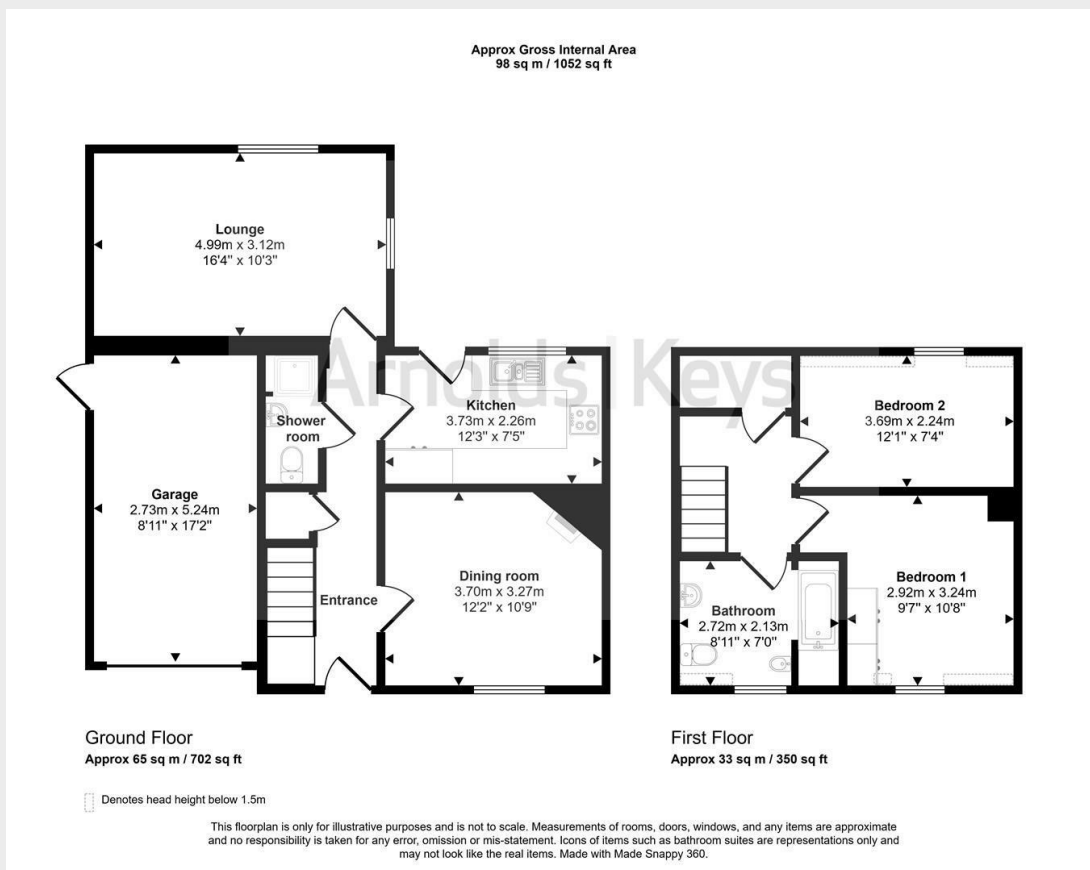


Viewings

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 | | | 74 |
| (55-68) D | | 55 | |
| (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.

