



**St Mary's, 2 Alexandra Road, Sheringham, NR26 8HU**

Price Guide £450,000

- No onward chain
- South facing garden
- Four/Five bedrooms
- Gas central heating
- Highly favoured location
- Close to Town Centre and transport facilities
- Three reception rooms
- Updating required but roof overhauled early 2025

# 2 Alexandra Road, Sheringham, NR26 8HU

Located in a highly favoured residential setting, and offered with no onward chain, is this attractive Edwardian dwelling offering beautifully proportioned accommodation of character. The property is just a stone's throw from the Town Centre and a short walk to the beach.

The property does require updating but boasts a wealth of original features. There is a gas central heating system, a conservatory at the rear which overlooks the south facing gardens. A wonderful opportunity to create a fabulous family home.



Council Tax Band: E



## ENTRANCE LOGGIA

With part glazed, wooden entrance door opening to:

## ENTRANCE HALL

Glass panelled doors to all rooms, radiator, beamed ceiling, turning staircase to first floor.

## BATHROOM 1

Radiator, low level w.c., pedestal wash basin, panelled bath with electric shower and screen above, part tiled walls, windows to two aspects, wall mirror and electric shaver light and point. Understairs cupboard housing gas fired boiler providing central heating and domestic hot water.

## SITTING ROOM

Bay window to front aspect, second window to side, feature timber and tiled fire surround with tiled hearth, radiator.

## RECEPTION ROOM

Window to side aspect, feature tiled and timber fire surround with tiled hearth, radiator. Opening to:

## CONSERVATORY

Of UPVC construction with doors to south facing rear garden.

## DINING ROOM

Window to rear aspect, radiator, walk-in pantry cupboard, shelved alcove, glass panelled door opening to:

## KITCHEN

Range of oak faced base and wall cupboards, laminated work surfaces with tiled splashbacks, inset stainless steel sink unit, inset four ring gas hob with filter hood above, built in electric oven, window and glazed door to side, walk-in utility cupboard.

## FIRST FLOOR LANDING

Radiator, access to roof space, built in airing cupboard with lagged cylinder and immersion heater.

## BEDROOM 1

Bay window to front aspect, timber fire surround, radiator.

## BEDROOM 2

Window to rear aspect, radiator, period fire surround.

## BEDROOM 3

Window to rear aspect, radiator, period fire surround, fitted wardrobe cupboard.

## BEDROOM 4

Window to side aspect, radiator.

## KITCHEN 2/BEDROOM 5

Window to front aspect, radiator, further range of oak faced base and wall cupboards, laminated work surfaces, inset sink unit.

## SEPARATE W.C.

Window to side aspect, close coupled w.c., wash basin, radiator.

## BATHROOM 2

Window to side aspect, panelled bath, vanity wash basin with cupboards beneath, radiator, part tiled walls.

## OUTSIDE

Detached GARAGE: With roller door, personal side door, electric light and power.

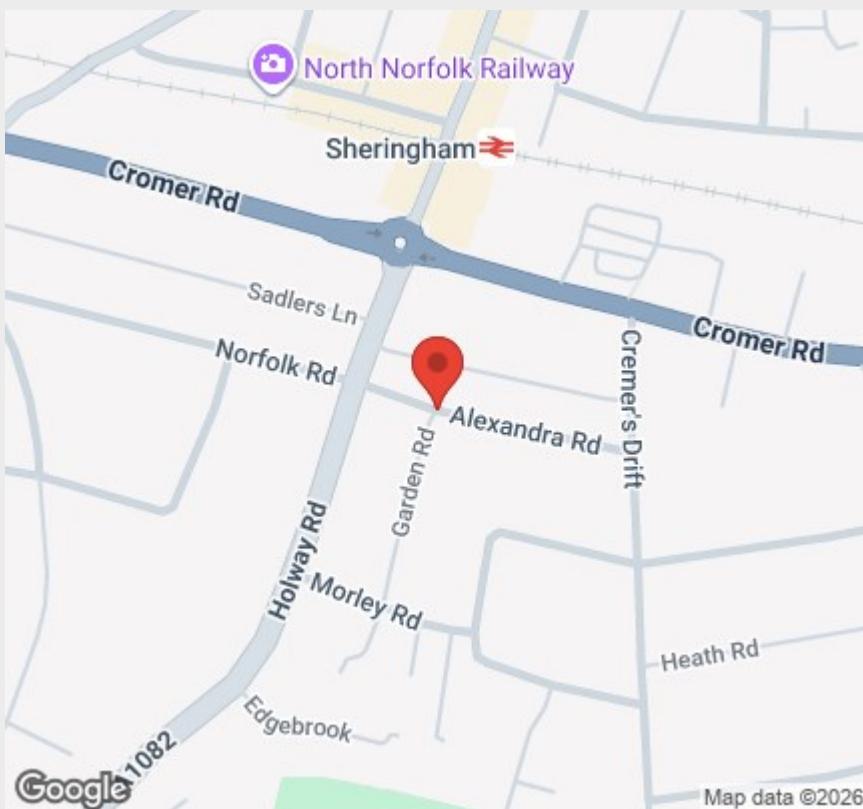
## GARDENS

To the front of the property is a driveway leading to the garage and providing off-road parking for one vehicle. There is a front garden area with established planting. Access either side of the property leads to the fully enclosed, south facing garden which offers a good degree of privacy with a lawned area and further established shrubs and trees.

## AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band E. Please note that since the photos were taken, the property has been cleared.



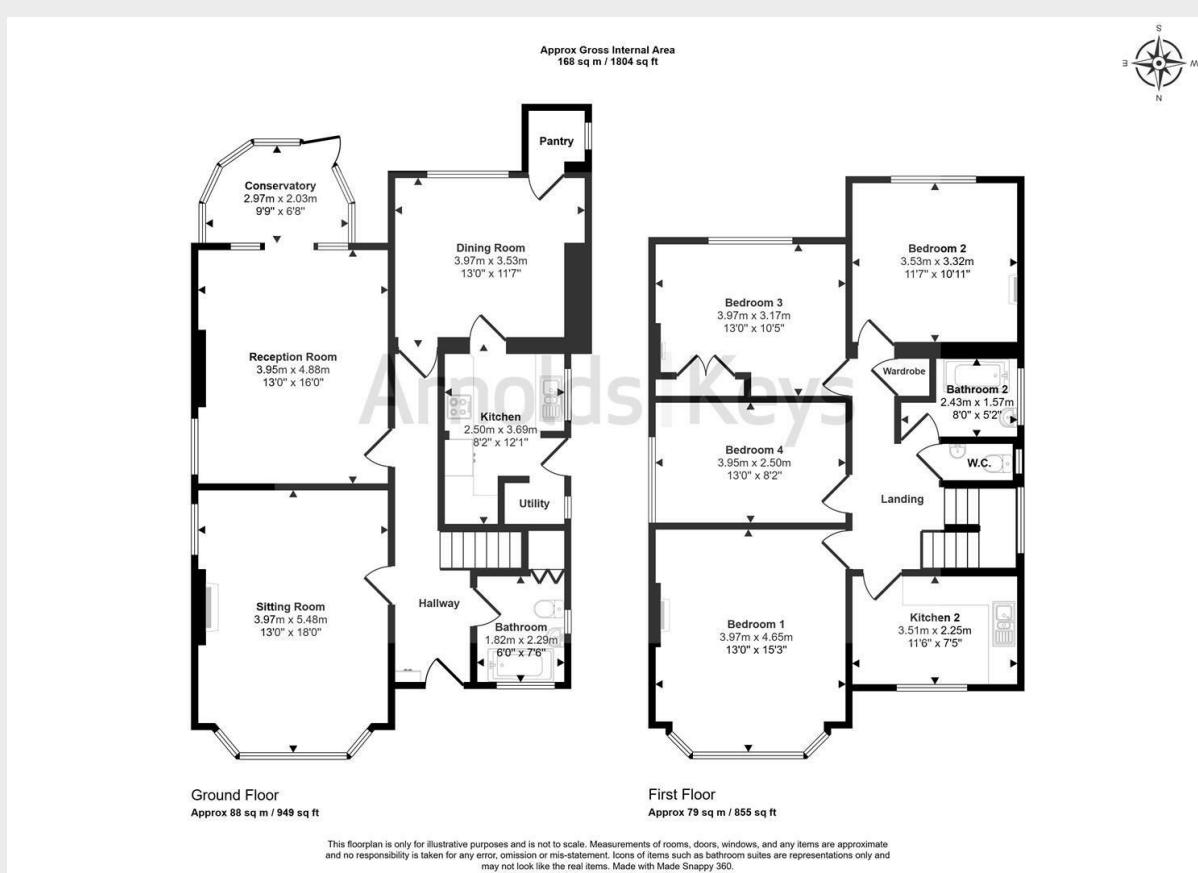


## Viewings

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		
(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.

