



**16 New Road, Sheringham, NR26 8EB**

**Price Guide £395,000**

- No onward chain
- Three bedrooms
- Two reception rooms
- South facing garden
- Recently refurbished throughout
- Two bathrooms
- Gas central heating
- Close to beach and shops



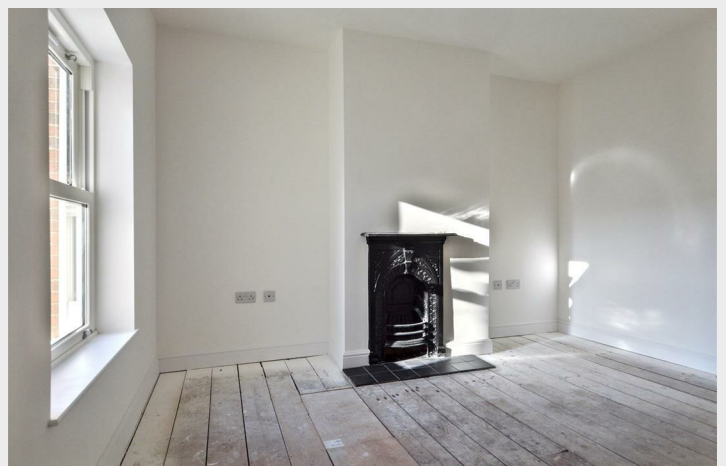
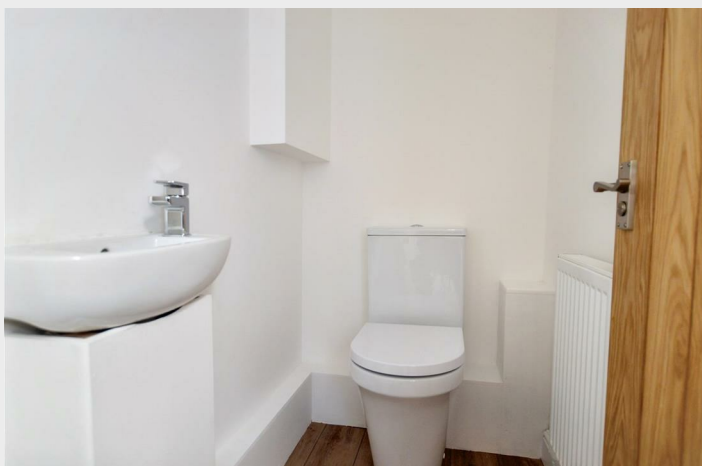
# 16 New Road, Sheringham NR26 8EB

Offered with no onward chain is this superb, mid-terraced Town House having just undergone a significant refurbishment programme. The property is set in the heart of the Town and just a short walk from the beach and shops.

The beautifully presented accommodation, which is arranged over three floors, has the benefit of gas central heating and sealed unit glazing. The property offers three bedrooms, including one with an ensuite shower room. At the rear is a fully enclosed, south facing garden too; all in all, a lovely property.



Council Tax Band: B



## ENTRANCE HALL

Part glazed, composite entrance door, period style radiator, stairs to first floor with understairs cupboard.

## LOUNGE

With bay window to front aspect, redbrick fireplace with tiled hearth and open fire, provision for TV, radiator. Wide opening leading to:

## DINING ROOM

Door from hallway, radiator, twin glazed doors to south-facing rear garden, door to:

## KITCHEN

Newly fitted with a comprehensive range of base and wall cabinets with laminated work surfaces and matching upstands. Inset electric hob with contemporary filter above and oven beneath. Inset stainless steel sink unit, integrated dishwasher, washing machine, fridge and freezer. Concealed gas boiler providing central heating and domestic hot water. Window to rear aspect. Door to:

## LOBBY

Part glazed door to rear garden.

## CLOAKROOM

Close coupled w.c., wash basin, radiator.

## FIRST FLOOR

### LANDING

Radiator, window to front aspect, stairs to second floor.

### BEDROOM 1

Window to front aspect, radiator, period fire surround, provision for TV.

### BEDROOM 2

Radiator, window to rear aspect, period fireplace, provision for TV. Door to:

### ENSUITE

Corner shower enclosure with mixer shower, close coupled w.c., vanity wash basin, part tiled walls, chrome heated towel rail.

### FAMILY BATHROOM

Window to rear aspect, panelled bath with telephone style mixer tap and shower. Glass screen. Close coupled w.c., pedestal wash basin, chrome heated towel rail, part tiled walls.

## SECOND FLOOR

### LANDING

Velux roof light.

## BEDROOM 3

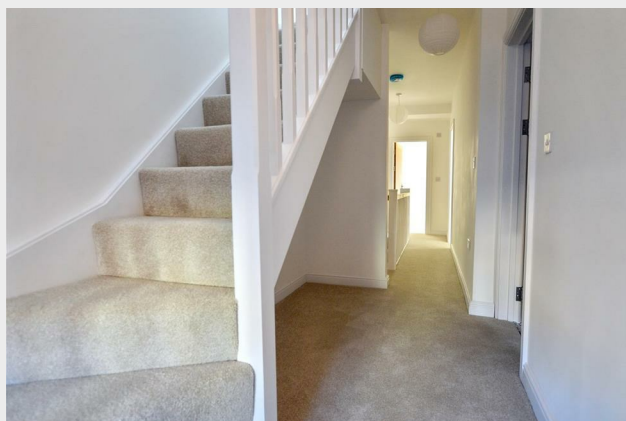
Radiator, provision for TV, access to eaves storage cupboard, four Velux roof lights. Large walk in CUPBOARD.

## OUTSIDE

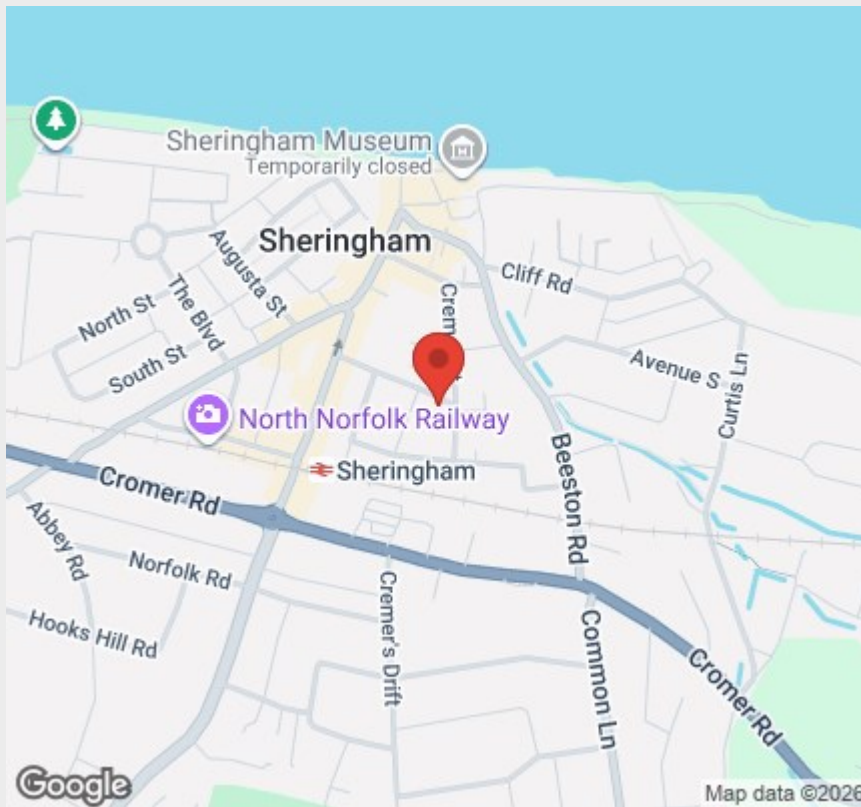
To the front of the property is a small garden area arranged for ease of maintenance. The rear garden is fully enclosed and south facing. There is a paved patio area leading to a newly laid lawn with shingle paths to the side. There is a brick built OUTHOUSE at the rear too. A gate at the rear provides pedestrian access to Cremer Street.

## AGENTS NOTE

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








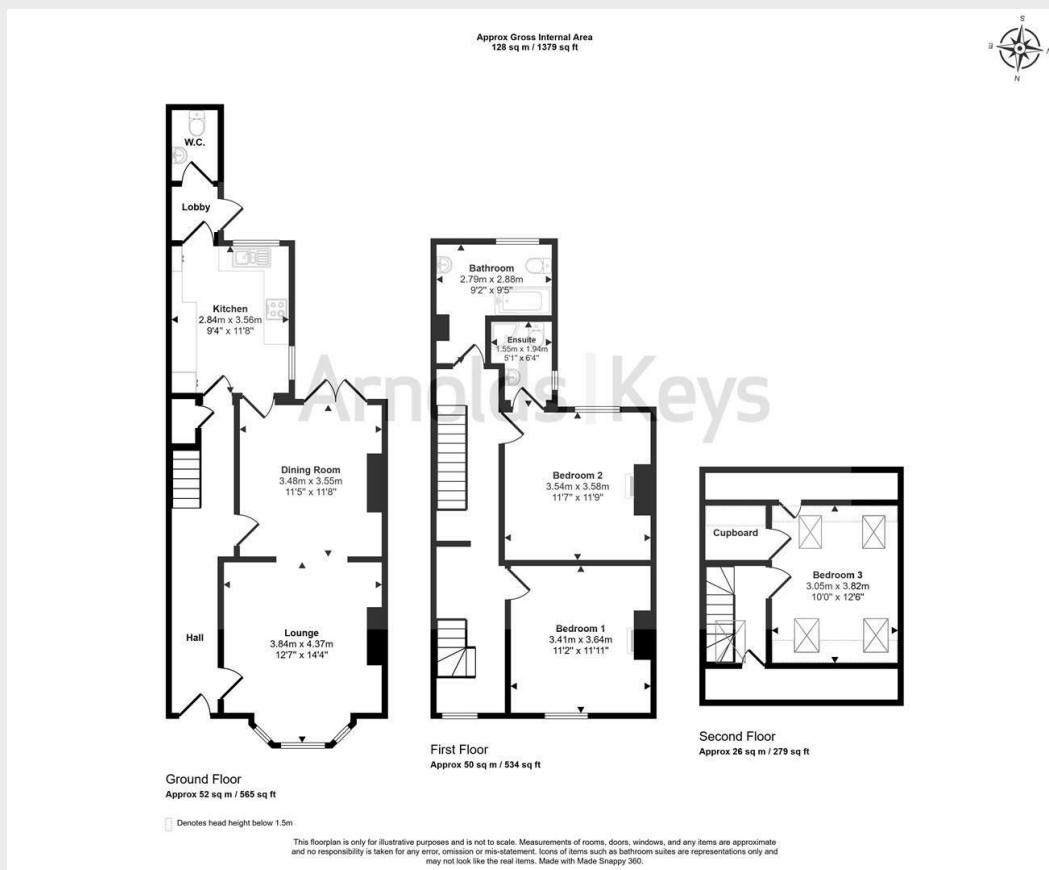
## Viewings

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>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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