

# Arnolds | Keys



**22 South Street, Sheringham, NR26 8LL**

Price Guide £495,000

- No onward chain
- Close to beach and town centre
- Seven bedrooms and two bathrooms
- Sealed unit UPVC windows throughout
- Sought after location
- Three reception rooms
- Gas central heating throughout
- Off-road parking at rear

# 22 South Street, Sheringham, NR26 8LL

Offered with no onward chain is this substantial, mid-terraced property located in a highly favoured location just a stone's throw from the beach and Town Centre. Formerly a Guest House, the property has been a residential dwelling for a number of years and offers up to seven bedrooms and three reception rooms. With its enclosed rear garden and off-road parking, this property would make for an ideal family home in a sought after location.

Sheringham itself offers an excellent selection of local shops, restaurants, and both bus and rail services provide easy access to the county capital of Norwich which is just 27 miles distant.



Council Tax Band: D



## ENTRANCE HALL

Part glazed entrance door with window to side, fitted service meter cupboard, tiled floor, stairs to first floor with under stairs cupboard and shelved recess below, radiator.

## LOUNGE

A beautifully light room with wide bay window to front aspect, polished wood floor, radiator, provision for TV, feature fire surround with tiled inserts and marble hearth.

## DINING ROOM

Large patio doors to rear garden, radiator, corner fireplace with tiled inserts and tiled hearth.

## BREAKFAST ROOM

Tiled floor, fitted store cupboard, radiator, open plan to:

## KITCHEN

Continuation of tiled floor, comprehensive range of wood faced base and wall cabinets with laminated work surfaces and tiled splashbacks, inset double bowl sink unit, provision for dishwasher, radiator, window to side aspect, fitted range style, dual fuel stove with filter hood above. Door to:

## UTILITY ROOM

Continuation of tiled floor, wall mounted gas fired boiler providing central heating and hot water, plumbed in American style fridge/freezer, door to rear garden.

## CLOAKROOM

Tiled floor, concealed cistern w.c., wash basin.

## FIRST FLOOR LANDING

Stairs to second floor, built in airing cupboard and shelved recess.

## BEDROOM 1

Wide bay window to front aspect, pedestal wash basin, radiator, fitted wardrobe cupboard.

## OFFICE/BEDROOM

Window to front aspect, range of fitted office furniture including desk, shelving and storage cupboards. Radiator.

## BEDROOM 2

Window to rear aspect, radiator, range of fitted bedroom furniture to include wardrobe cupboards, dressing table and bedside storage units. Door to:

## ENSUITE

Window to rear aspect, low level w.c., shower enclosure with mixer shower, wash basin, radiator, tiled walls.

## BATHROOM

Window to rear aspect, vanity wash basin with cupboard beneath, period style, high level cistern, roll top bath with mixer tap, shower attachment and screen, heated towel rail, metro tiled walls and splashbacks.

## SECOND FLOOR LANDING

Access to roof space.

## BEDROOM 3

Window to front aspect, radiator, pedestal wash basin, fitted wardrobe cupboard.

## BEDROOM 4

Window to rear aspect, radiator, pedestal wash basin.

## BEDROOM 5

Window to rear aspect, pedestal wash basin, radiator.

## BEDROOM 6

Window to front aspect, radiator.

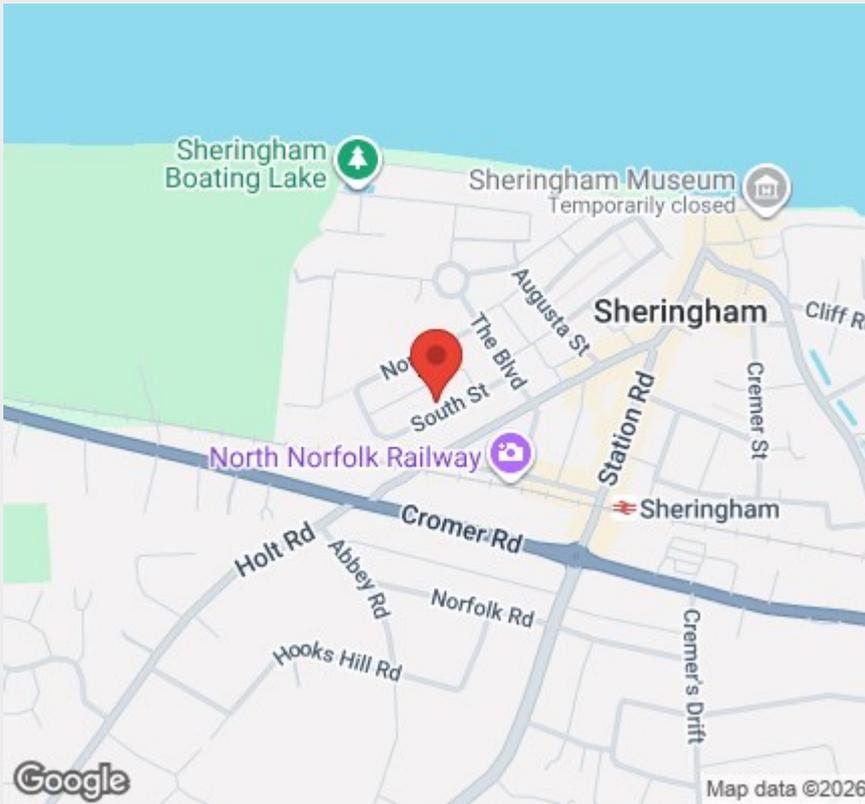
## OUTSIDE

To the front of the property is a small, enclosed garden with established planting. A rear service road provides access to the off-road parking and also the enclosed rear garden. This is neatly arranged with a raised decked seating area, small circular lawn and additional established planting. There is also a timber GARDEN SHED.

## AGENTS NOTE

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



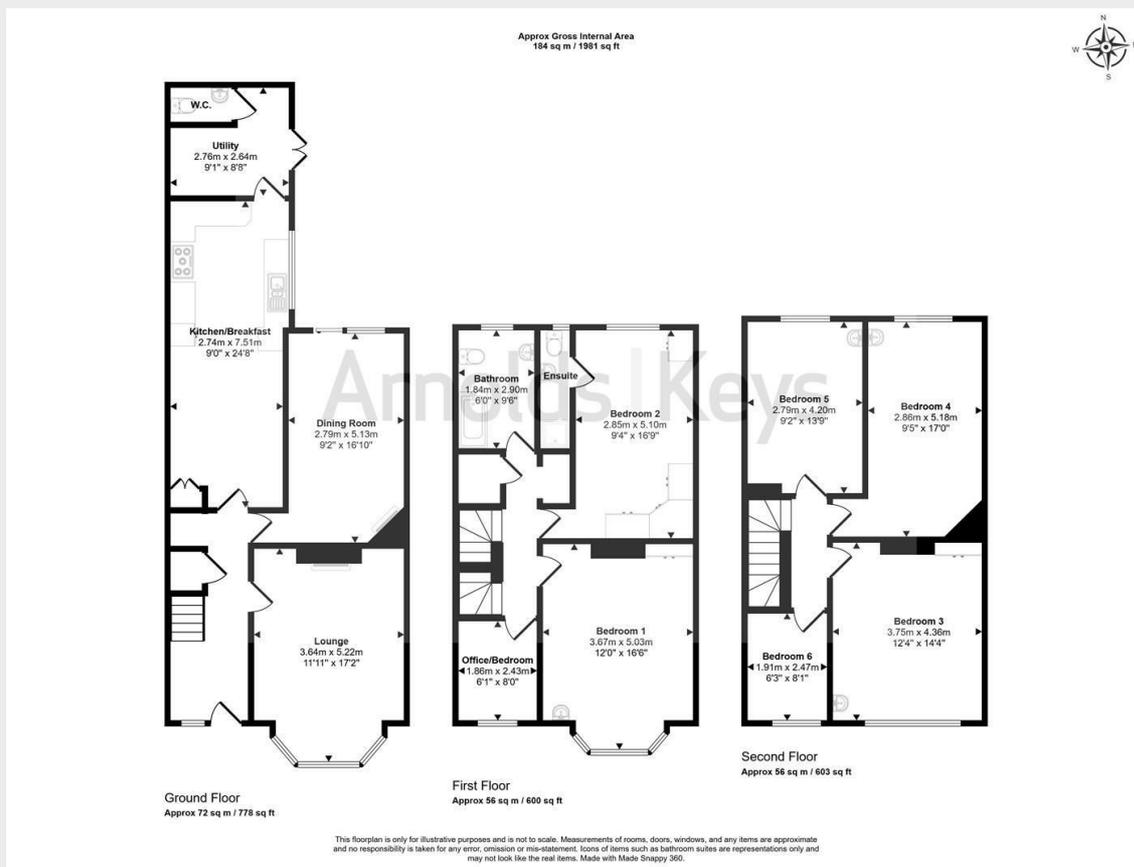


## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>	<b>62</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.

