

# Arnolds | Keys



**18 Grice Close, Sheringham, NR26 8UG**

**Price Guide £285,000**

- No onward chain
- Extended accommodation
- Two bathrooms
- Enclosed rear garden
- Cul-de-sac location
- Two reception rooms
- Four bedrooms
- Gas central heating

# 18 Grice Close, Sheringham NR26 8UG

Offered with no onward chain is this surprisingly well-proportioned, end of terrace house just south of the town and close to junior and primary schools. The property has been extended and offers four bedrooms, two bathrooms and two reception rooms. The accommodation is well-presented and has the benefit of gas fired central heating and sealed unit glazing in UPVC frames.

The Town Centre lies approximately half a mile distant and offers a wide selection of shops, restaurants whilst both bus and rail services provide easy access to the county capital of Norwich.



Council Tax Band: B



## ENTRANCE HALL

Part glazed composite entrance door, radiator, part panelled wall, ceramic tiled floor, stairs to first floor.

## DINING AREA

Wall panelling, two radiators, window to rear aspect, French doors to rear garden, continuation of tiled floor, built in store cupboard, large dining table could remain if required, open plan design leading to:

## KITCHEN AREA

Comprehensive range of base and wall cupboards with laminated work surfaces and tiled splash backs, inset sink unit beneath window to front aspect, concealed gas boiler providing central heating and domestic hot water, inset electric hob with filter hood above, built in electric double oven, provision for washing machine and dishwasher (both available if required).

## LOUNGE

A light room with aspects to front and side including French Doors to the rear garden. Two radiators, provision for TV. Door to:

## SHOWER ROOM

Close coupled w.c., corner shower enclosure, with mixer shower, vanity wash basin with cupboards beneath, wall mounted mirrored cabinet, extractor fan, tiled floor.

## LANDING

Built in laundry cupboard.

## JACK AND JILL BATHROOM

Panelled bath with mixer shower above, close coupled w.c., pedestal wash basin, part tiled walls, heated towel rail, two windows to front aspect. Doors to landing and bedroom 2.

## BEDROOM 1

Window to rear aspect, radiator.

## BEDROOM 2

Windows to front and side aspects, radiator. Door to:

## STUDY/DRESSING ROOM

Window to rear and side, radiator.

## BEDROOM 3

Electric panel heater, window to front aspect.

## BEDROOM 4

Window to rear aspect, wooden stairs to loft space.

## OUTSIDE

To the front of the property is a small, established garden area. The enclosed, walled rear garden has been hard landscaped for ease of maintenance with patio area, shingled bed and timber GARDEN SHED with electricity connected. A pedestrian gate opens to Holway Road. There is a communal Car Park at the front of the property on a first come, first served basis.

## AGENTS NOTE

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



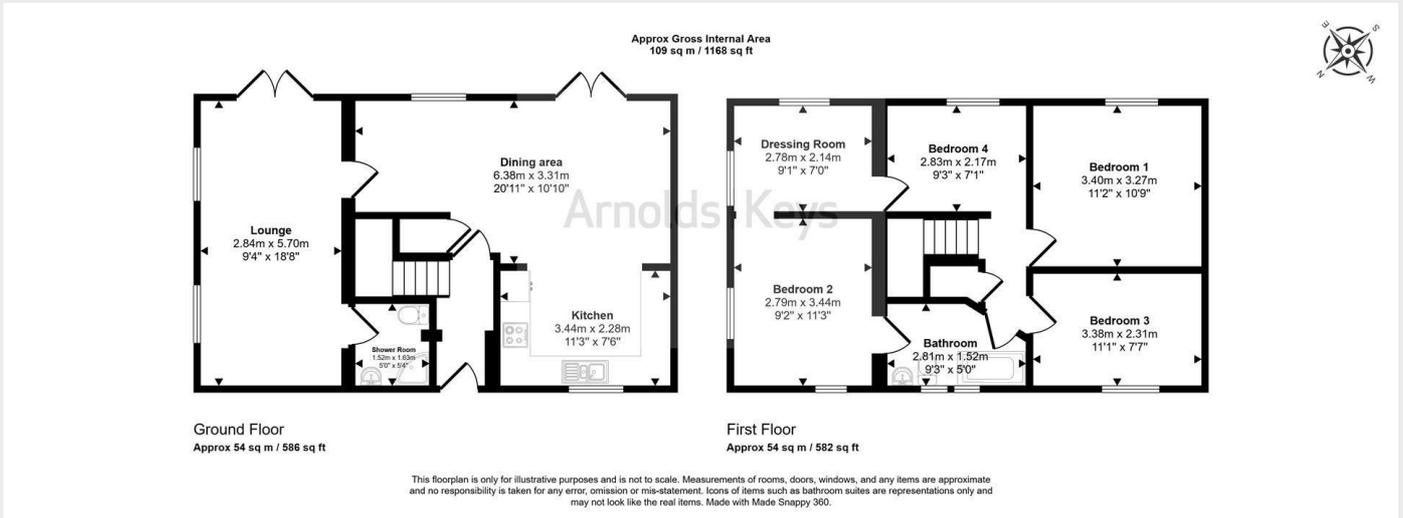


## Viewings

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>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</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.

