



14 South Street, Sheringham, NR26 8LL

Price Guide £450,000

- Highly desirable location
- Two reception rooms
- Gas central heating
- Sea views at rear
- Ideal family home
- Six bedrooms
- Off-road parking and garage
- Close to shops and beach

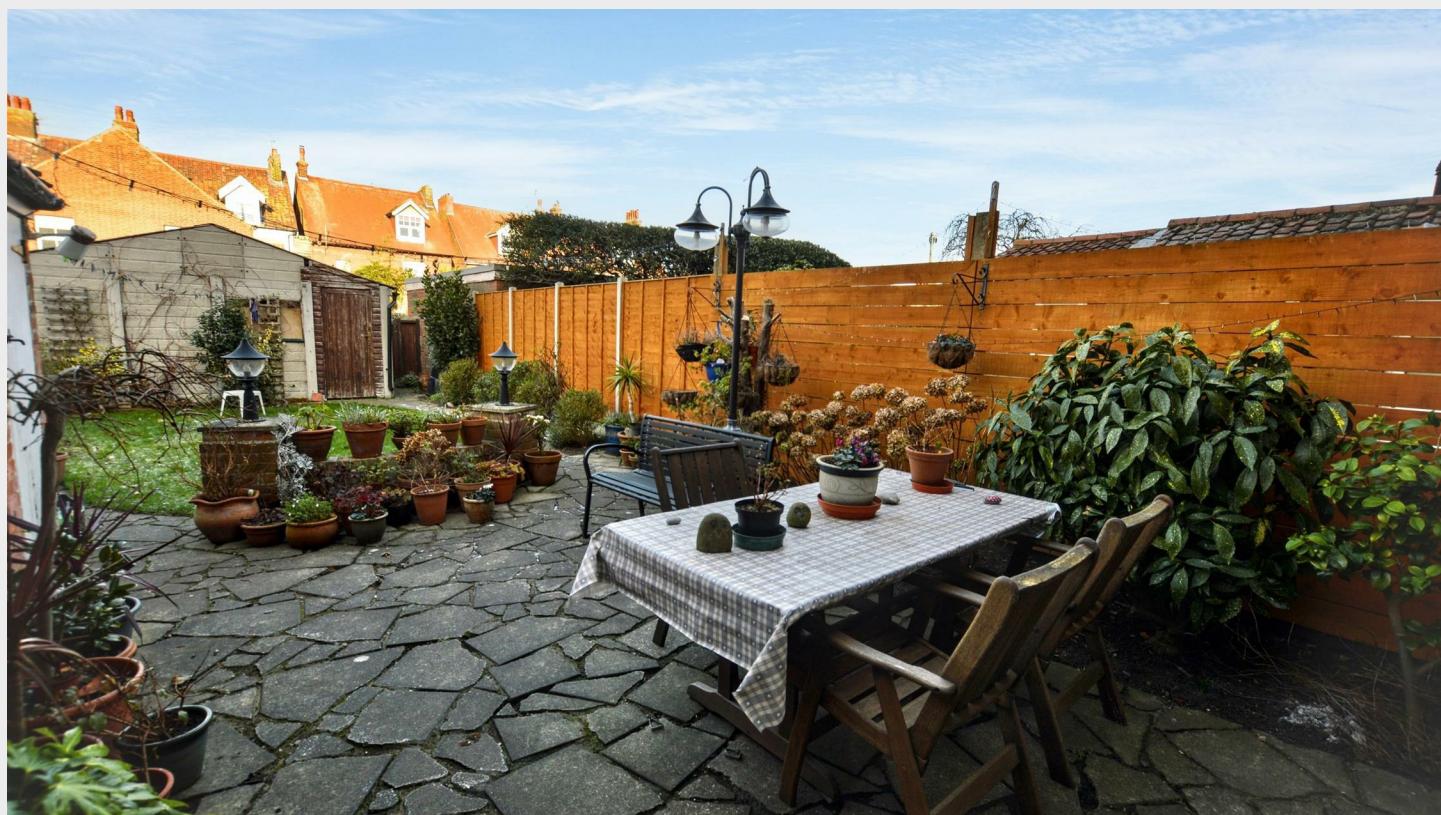
14 South Street, Sheringham, NR26 8LL

Located in a highly desirable setting and just a short walk from the Town Centre is this large, three-storey terraced house. The property offers characterful accommodation boasting six bedrooms and two reception rooms making it an ideal family home, proven by the fact that the current occupiers have lived there for over 40 years.

The beautifully proportioned accommodation has gas central heating throughout and views of the sea may be enjoyed at the rear. The property has an enclosed garden together with an off-road parking space and garage.



Council Tax Band: D



ENTRANCE HALL

Part glazed entrance door, service meter cupboard, staircase to first floor with large understairs storage cupboard, radiator.

LOUNGE

Window to front aspect with secondary glazing, feature period fire surround, provision for TV, radiator, two doors to hallway, one with glazed panels.

DINING ROOM

With full height window and glazed door to rear, glass panelled door to hallway, timber and tiled fireplace, radiator, archway to:

KITCHEN/BREAKFAST ROOM

Fitted with a comprehensive range of wood fronted base and wall cabinets with laminated work surfaces and tiled splashbacks. Built in breakfast bar, dual fuel range style cooker with filter hood above, double bowl Belfast Sink with mixer tap, integrated refrigerator and freezer, tiled floor, radiator, window to rear and door leading to:

UTILITY ROOM

Further range of wall cabinets and laminated worktop, provision for washing machine and dishwasher, floor mounted gas combination boiler providing central heating and domestic hot water, tiled floor, glazed door and window to rear garden. Door to:

CLOAKROOM

Close coupled w.c., pedestal wash basin, tiled floor, radiator, window to rear.

LANDING

Built in linen cupboard, stairs to second floor.

BEDROOM 1

Window to front aspect with secondary glazing, radiator, period fire surround.

BEDROOM 2

Window to rear aspect with views to the sea, radiator, period fire surround.

BEDROOM 6

Window to front aspect, radiator.

BATHROOM

A large room with panelled bath, vanity washbasin with cupboards and drawers beneath, close coupled w.c., bidet, radiator, enclosed shower cubicle, part tiled walls.

LANDING

Fitted store cupboard, access to eaves cupboard, stairs to Attic.

BEDROOM 3

Dormer window to front aspect with secondary glazing, radiator, fitted cupboard, period fireplace.

BEDROOM 4

Window to rear aspect with views to the sea, period fire surround, radiator.

BEDROOM 5

Window to rear aspect with views to the sea, fitted cupboard, radiator.

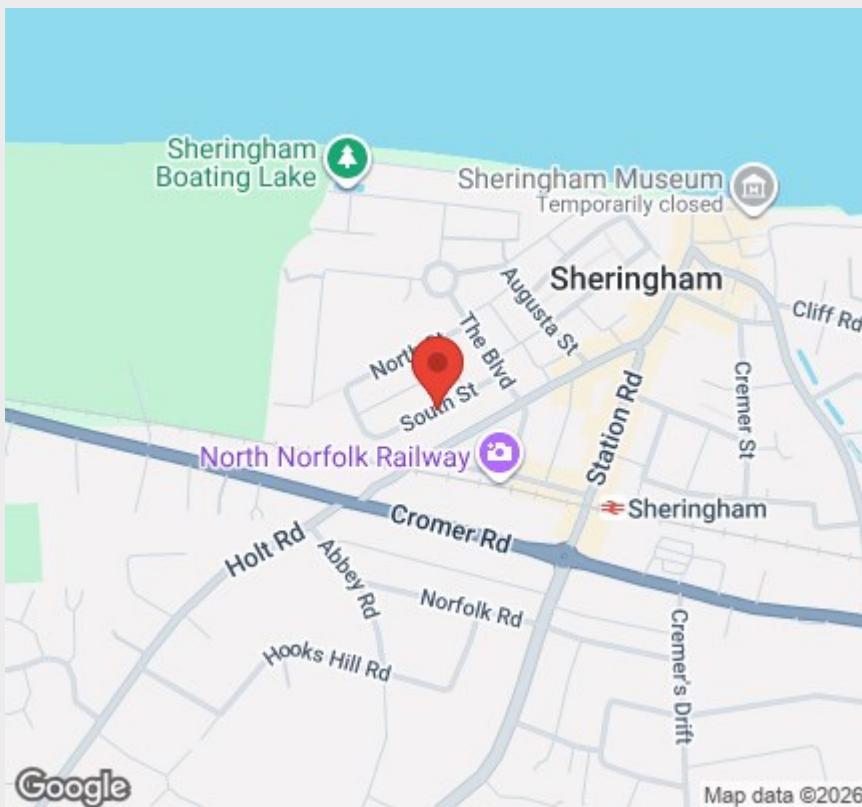
OUTSIDE

To the front of the property is a small walled garden with path to front entrance door. The rear garden is fully enclosed and has a paved patio area leading to a lawn and established shrub beds. There is an attached brick outhouse and a large block built GARAGE and off-road parking space approached via the rear service road.

AGENTS NOTE

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



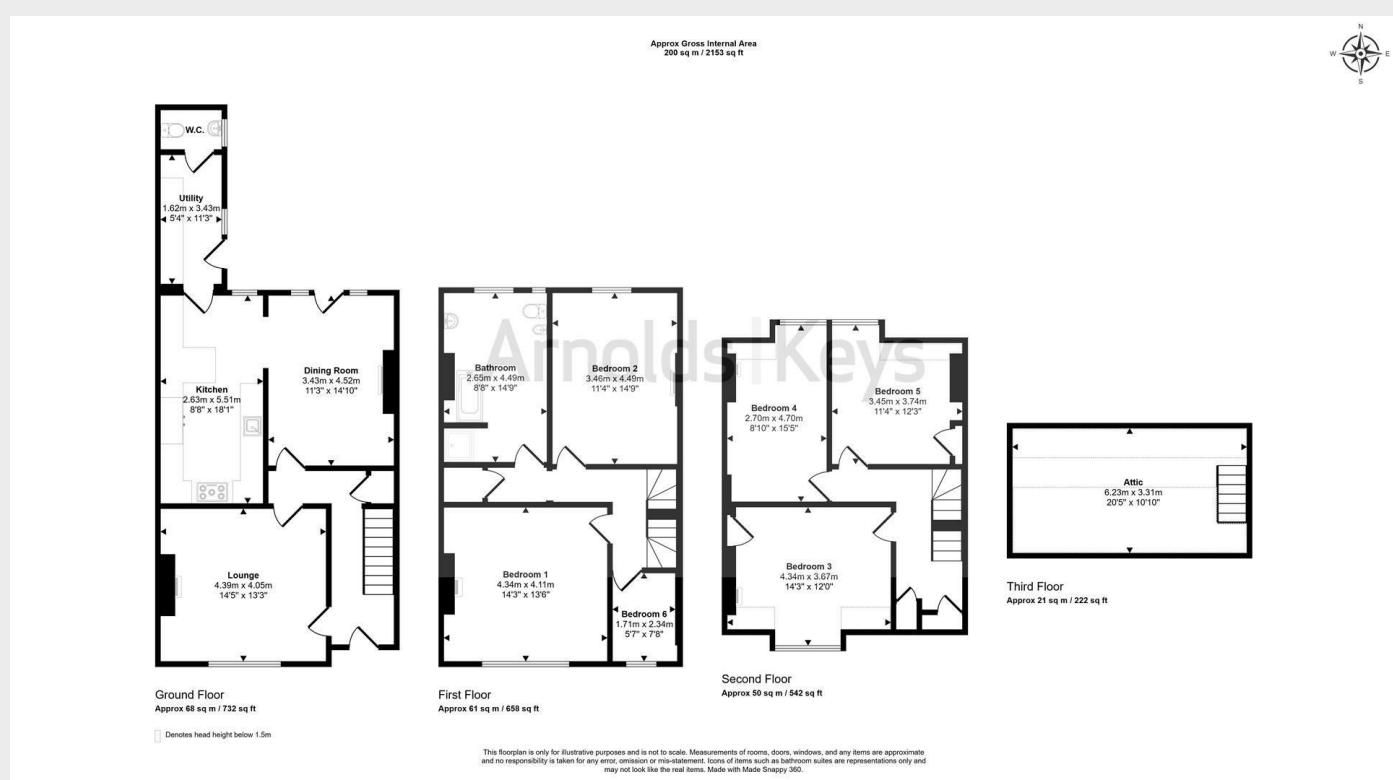


Viewings

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)	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.

