



19b, Vincent Road, Sheringham, NR26 8BP

Price Guide £375,000

- No onward chain
- Large conservatory
- Two bathrooms
- Gas central heating
- Excellent coastal views
- Two bedrooms
- Close to promenade and beach
- Off-road parking

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Offered with no onward chain is this modern, semi-detached, chalet-style property enjoying superb coastal views and just a stone's throw from the East Promenade and beach. The property has been a second residence in recent years but would be equally suitable for those seeking a permanent home by the beach.

The property has a large conservatory at the rear which compliments the two reception rooms, two bedrooms and two bathrooms. There is off-road parking for two vehicles and the Town Centre is within walking distance.



Council Tax Band: C



ENTRANCE HALL

Part glazed UPVC entrance door, coats hanging space, radiator.

KITCHEN

Nicely fitted with a comprehensive range of white base and wall storage cabinets with laminated work surfaces and tiled splashbacks, inset gas hob unit with filter hood above, integrated electric double oven, space for refrigerator, provision for dishwasher and washing machine, wall mounted gas fired boiler providing central heating and domestic hot water, tiled floor, window to front aspect.

BEDROOM 2

Range of fitted bedroom furniture, radiator, window to front and side aspects.



SHOWER ROOM

Enclosed shower cubicle with folding glazed screen, vanity wash basin with wall mirror, electric shaver light and point, close coupled w.c., radiator, tiled floor.

LOUNGE

Central feature fireplace housing wood burning stove on tiled hearth, window to side aspect, provision for TV, two radiators, wide archway opening to:

DINING AREA

With window to rear aspect, radiator, turning staircase to first floor with understairs storage cupboard, door to hallway.



CONSERVATORY

Sliding patio doors from lounge, radiator, tiled floor, glazed doors to courtyard with excellent coastal views, fitted vertical blinds.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1

A beautifully proportioned and light room with front, side and rear aspects. Two radiators, built in wardrobe cupboard. Door to:



ENSUITE

Panelled bath, pedestal wash basin, close coupled w.c., tiled floor, radiator, obscure window to front aspect. Wall mirror with electric shave point and light.

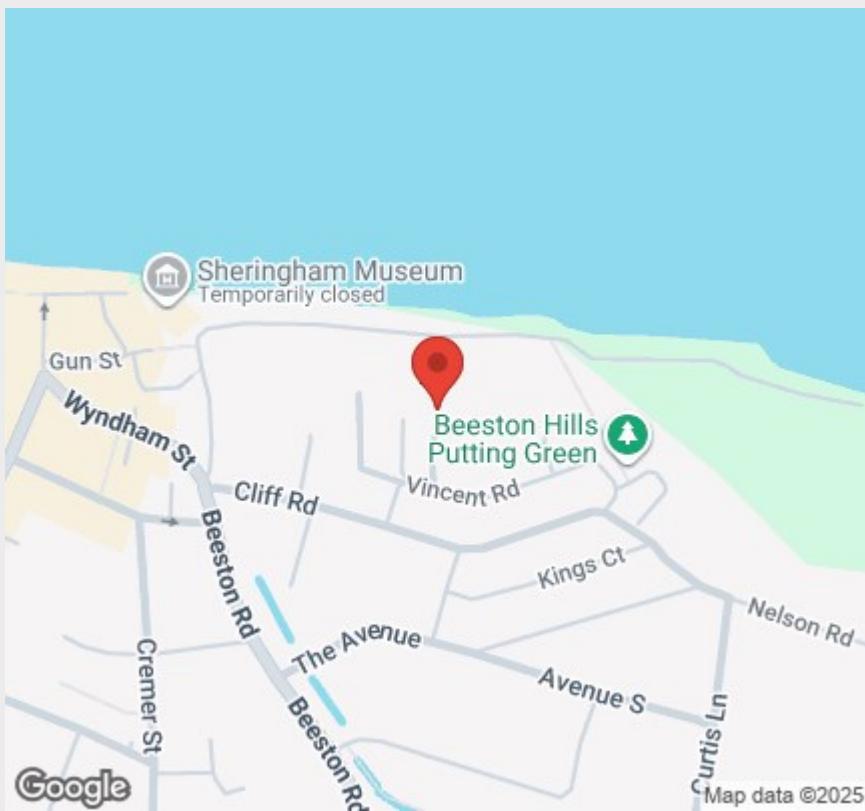
OUTSIDE

The property stands in easy to manage, brick weaved grounds with off-road parking for two vehicles.

AGENTS NOTE

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



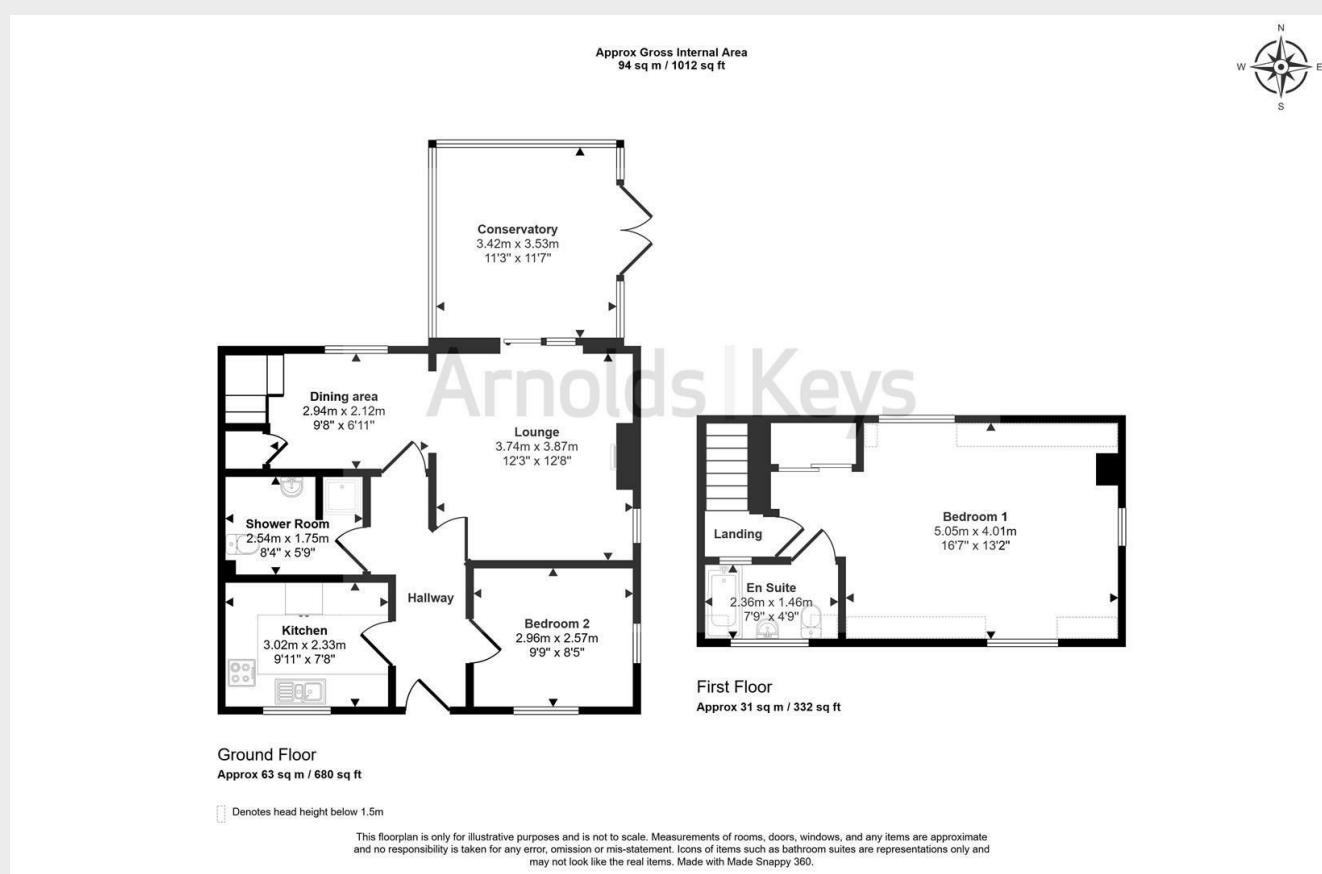


Viewings

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.

Arnold Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnold 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.

