

Arnolds | Keys



3 Weston Terrace, Sheringham, Norfolk, NR26 8ER

Price Guide £260,000

- No onward chain
- Close to Beeston Common
- Gas central heating
- Off-road parking space
- Quiet backwater location
- Walking distance of beach and town centre
- Enclosed rear garden
- Well presented throughout

3 Weston Terrace, Sheringham, NR26 8ER

Offered with no onward chain is this excellently presented end-terraced dwelling located in a quiet backwater of the town close to Beeston Common and within walking distance of the Beach and Town Centre.

The property has the benefit of gas central heating, sealed unit glazing throughout and the rooms are nicely proportioned. There is a neat, fully enclosed garden at the rear and an off-road parking space at the front. A property equally suitable for permanent occupation or as an investment opportunity.



Council Tax Band: B



ENTRANCE LOBBY

With part glazed composite entrance door, tiled floor, radiator, stairs to first floor. Glass panelled door to:

LOUNGE

UPVC window to front aspect, radiator, cupboard housing service meters, feature stone fire surround with matching hearth. Fitted alcove storage cupboards and shelving, provision for TV. Glass panelled door to:

KITCHEN/BREAKFAST ROOM

Fitted with a comprehensive range of base and wall cabinets with laminated work surfaces and tiled splashbacks, inset stainless steel sink unit, UPVC window to rear aspect, radiator, wall mounted gas fired boiler providing central heating and domestic hot water, large understairs recess. Part glazed door to:

UTILITY LOBBY

Fitted work surface, radiator, UPVC window to rear aspect, part glazed door to rear garden. Built in store cupboard, door to:

CLOAKROOM

Close coupled w.c., wash basin, radiator, UPVC window to side aspect.

FIRST FLOOR

LANDING

Access to roof space.

BATHROOM

Panelled bath with mixer shower above, close coupled w.c., pedestal wash basin, part tiled walls, window to side aspect, radiator.

BEDROOM 1

Window to front aspect, radiator, one double and one single fitted wardrobe cupboard.

BEDROOM 2

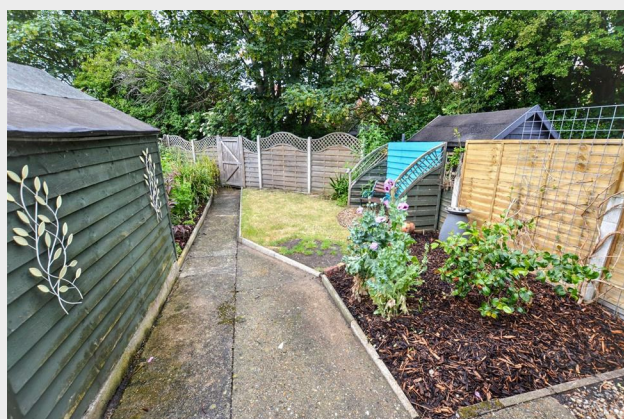
Window to rear aspect, radiator.

OUTSIDE

To the front of the property is a paved area providing off-road parking. A side access then leads to the fully enclosed rear garden which is attractively arranged with a lawned area, well stocked flower and shrub beds, a seating area, timber GARDEN STORE and a pedestrian access to Beeston Common.

AGENTS NOTE

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



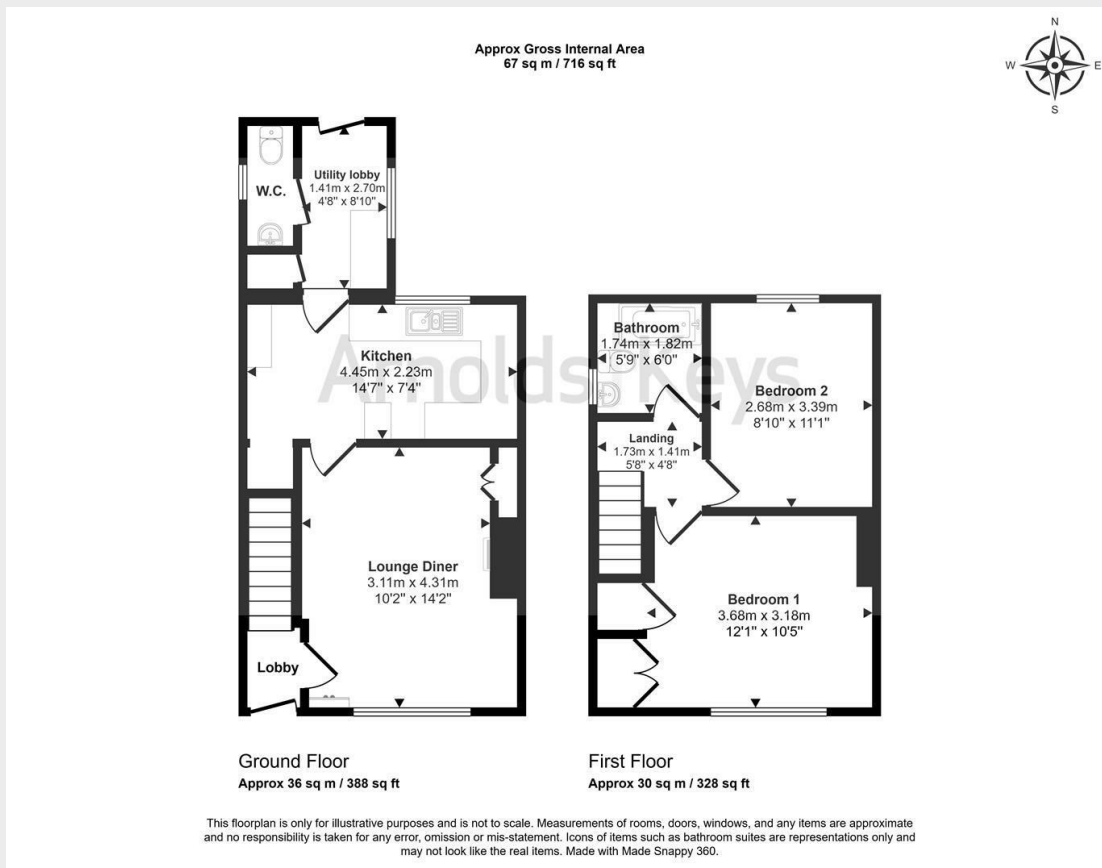


Viewings

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) A			
(81-91) B			84
(69-80) C			
(55-68) D		62	
(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 Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

