

Arnolds | Keys



55A Beeston Road, Sheringham, NR26 8EJ

Price Guide £145,000

- End terrace cottage
- Tucked away little gem
- Kitchen
- First floor lounge
- Well presented
- Stone's throw to beach & town centre
- One bedroom
- Shower room
- Gas central heating
- Ideal holiday home

55A Beeston Road, Sheringham NR26 8EJ

A super little brick and flint cottage built in 1781, tucked away and only a stone's throw to the beach and town centre. The cottage is currently a holiday let and can be offered with furniture and accessories. A unique cottage with the kitchen, double bedroom and shower room on the ground floor and stairs leading up to the first floor lounge area. Super little cottage and one worth viewing.



Council Tax Band: A



KITCHEN

Cottage style sage green UPVC double glazed front door, opening into the fitted kitchen. Range of pine base units with inset single bowl sink and mixer tap over. Electric cooker, space for fridge freezer, breakfast bar with seating for two. Cupboard housing electricity meters, wall mounted gas central heating boiler, radiator, tiled flooring and step up to first floor bedroom and stairs leading to first floor lounge.

DOUBLE BEDROOM

UPVC double glazed window to rear, radiator, tiled flooring, ceiling light, shelved storage, pine door to:

SHOWER ROOM

Separate shower cubicle with tiled walls and glazed door, vanity wash hand basin with mixer tap and storage cupboard beneath. Low level WC. LED spot lighting, radiator, tiled flooring and UPVC double glazed window to the rear.

LOUNGE

Triple aspect with UPVC double glazed windows to the front, side and rear, carpet, radiator, built in TV unit and ceiling light.

OUTSIDE

Two steps from the road leads down the pathway to the front door, space for refuse bins.

AGENTS NOTE

This is a freehold property, all mains services connected, gas, water, electricity and mains drainage. There is no onward chain, currently run as a holiday let. No parking. Please note viewing are only available on certain times as this is a holiday let. Contact the office for availability.





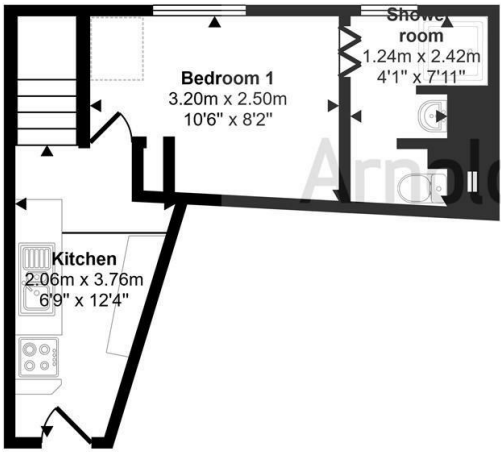
Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

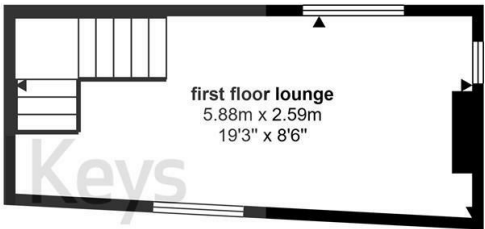
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
34 sq m / 362 sq ft



Ground Floor
Approx 19 sq m / 208 sq ft

Denotes head height below 1.5m



First Floor
Approx 14 sq m / 154 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.