

Arnolds | Keys



42 Holway Road, Sheringham, NR26 8HR

Price Guide £440,000

- No onward chain
- Beautifully proportioned
- Six Bedrooms
- Three Reception Rooms
- Close to Town Centre
- Off-Road Parking
- Three Bathrooms
- Gas Central Heating

42 Holway Road, Sheringham NR26 8HR

Offered with no onward chain is this beautifully proportioned, end-terraced house offering up to six bedrooms and three bathrooms; an ideal property for those seeking a large family home. The property is located just south of the Town Centre and within easy walking distance of the shops and transport facilities. The property has gas fired central heating throughout and has off-road parking.

Sheringham itself is a thriving seaside town and offers an excellent selection of shops, restaurants and of course the wonderful sandy beaches.



Council Tax Band: D



ENTRANCE HALL

Part glazed entrance door, service meter cupboard, attractive tiled floor, stairs to first floor with understairs store cupboard and restored balustrades with original spindles.

LOUNGE

Large square bay window to front aspect, central period fireplace with tiled hearth, radiator.

DINING ROOM

Part glazed door to hallway, radiator, window to rear aspect.

BREAKFAST ROOM

Large sliding patio doors to rear patio, radiator. Door to:

KITCHEN

Fitted with a range of shaker style base and wall storage cupboards, solid wood work surfaces, part tiled walls and splashbacks, tiled floor, wall mounted gas fired boiler, inset sink unit, point for gas cooker. Window and part glazed door to rear.

UTILITY AREA

Part tiled walls, provision for tumble dryer. Work top and wall cupboard.

BATHROOM

Panelled bath, pedestal wash basin, close coupled w.c., radiator, fully tiled walls and floor. Window to rear.

FIRST FLOOR LANDING

Radiator

PRINCIPAL BEDROOM

Large square bay window to front aspect, radiator. Door to:-

EN-SUITE

Vintage roll top bath with central mixer tap and shower attachment, pedestal wash basin, close coupled w.c., part panelled walls, wall mirror, window to front aspect.

BEDROOM 4

Radiator, window to rear aspect.

BEDROOM 6

Radiator, high level window and Velux roof light. Borrowed light to landing.

SHOWER ROOM

Corner shower enclosure with mixer shower, close

coupled w.c., pedestal wash basin, window to rear, tiled walls. Radiator, extractor fan.

SECOND FLOOR LANDING

Radiator, dormer window to rear aspect.

BEDROOM 3

Radiator, dormer window to rear aspect.

BEDROOM 2

Radiator, dormer window to front aspect.

BEDROOM 5

Radiator, dormer window to front aspect.

OUTSIDE

To the front of the property is a dropped kerb and a gravelled area providing off-road parking. A side access then leads to the rear garden which is enclosed and has a patio area leading to a raised grassed garden. A gate then leads to the rear service road.

AGENTS NOTE

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



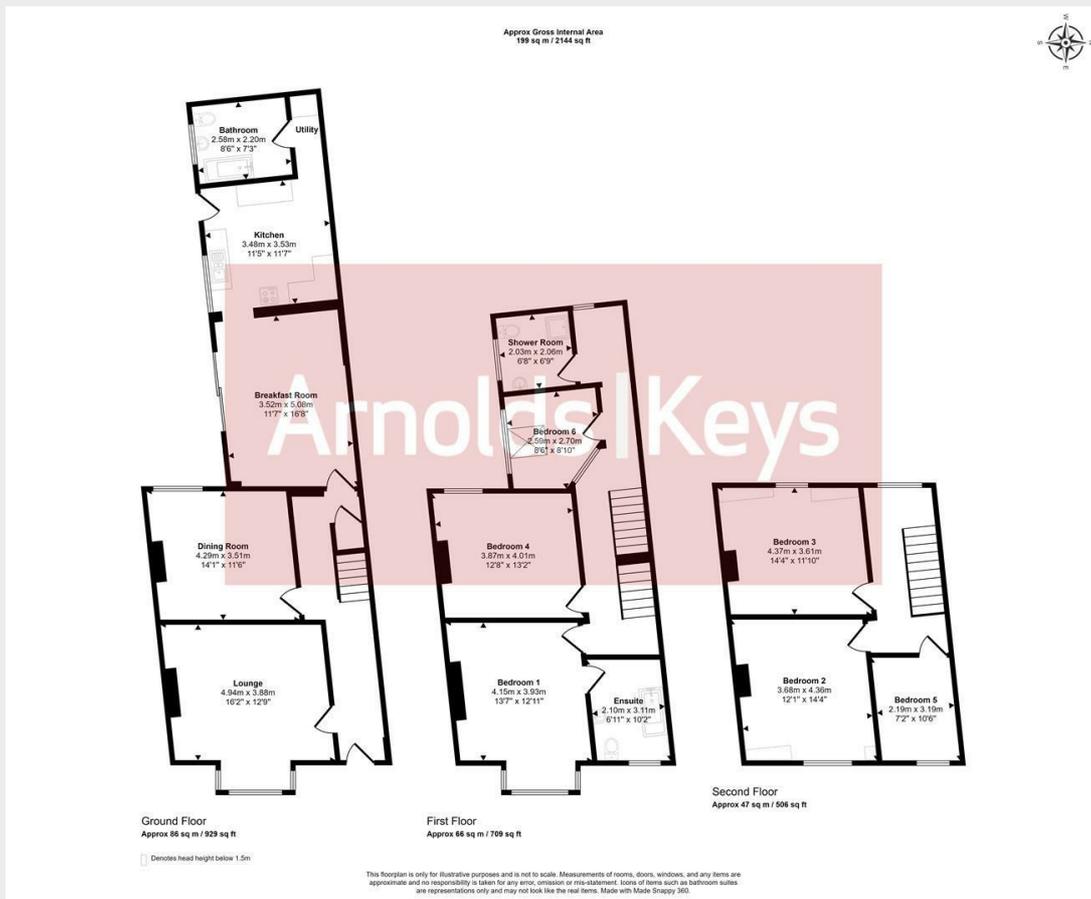


Viewings

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			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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 and 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.