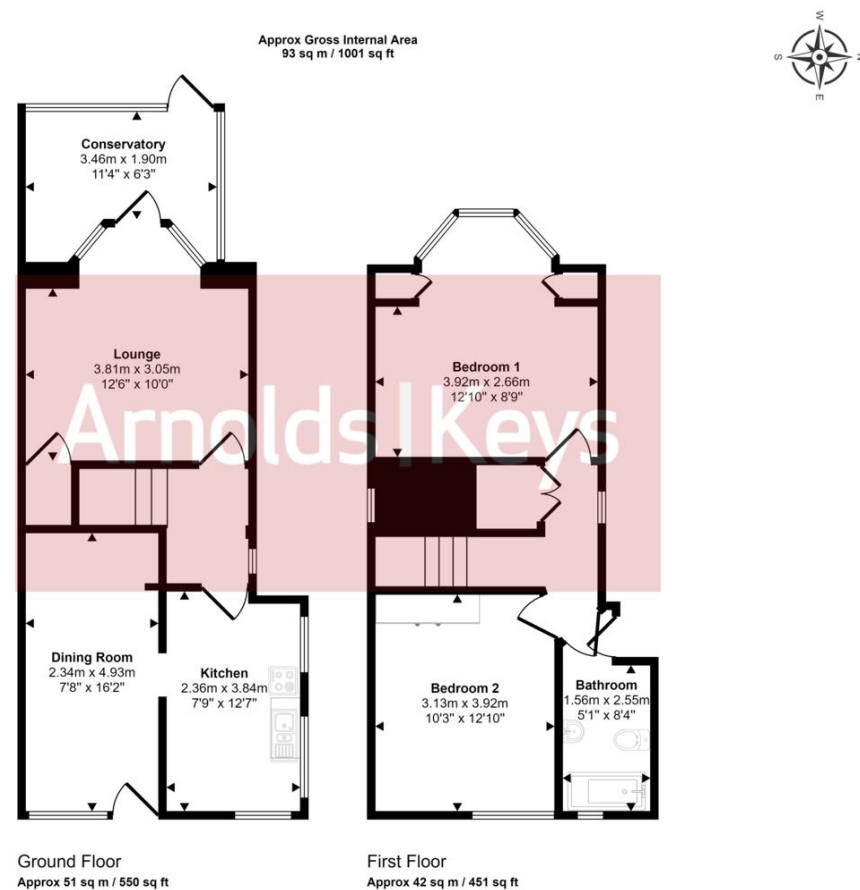




Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

The graph shows this property's current and potential energy efficiency.



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.



8a Links Road, Sheringham, NR26 8LP

Guide Price £400,000

Located in the most sought-after location of the Town, backing onto the Golf Course is this semi-detached house of character, providing an excellent opportunity for both permanent or holiday use. The property does require some updating but enjoys panoramic views of the Golf Course and coast at the rear.

Links Road is a level walk from the promenade and Town centre and boasts a number of high-profile properties. This property offers accommodation of character and currently has the benefit of electric night storage heating and some sealed unit glazing.

- Highly sought after location
- No onward chain
- Panoramic views at rear
- Two bedrooms
- Off-Road Parking

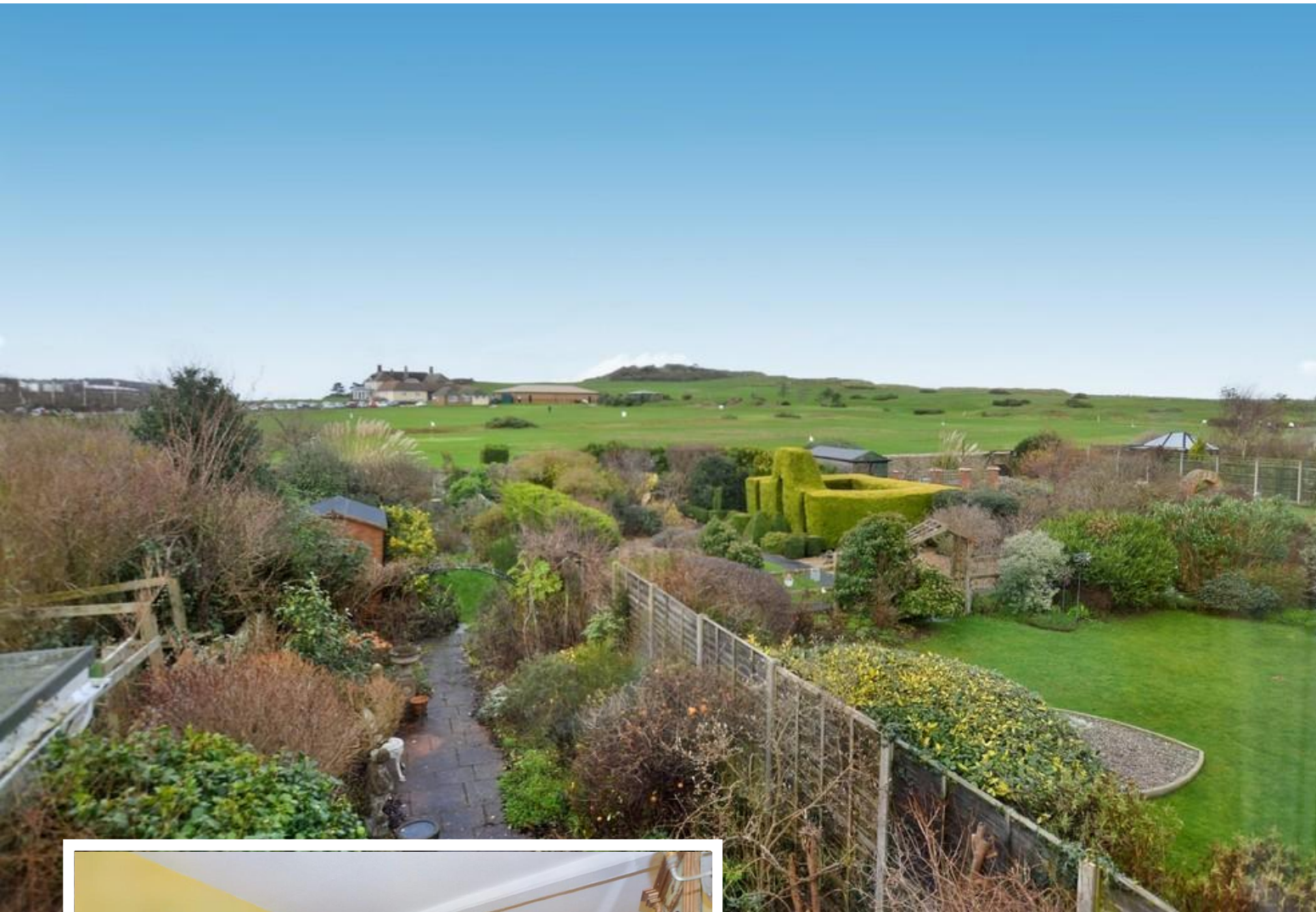
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County 01263 738444
City 01603 620551
Coastal 01263 822373

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.



Property Description

DINING ROOM

Part glazed UPVC entrance door and picture window to the front aspect, understairs alcove, archway to:

KITCHEN

A light room with three windows to front and side. point for electric cooker, double drainer, stainless steel sink unit, provision for washing machine, night storage heater. Door to:

INNER HALLWAY

Window to side aspect, shelved arched alcove, turning stairs to first floor with window on half landing.

SITTING ROOM

Built in understairs store cupboard, TV aerial point, angled window to rear with central casement door opening to:



CONSERVATORY

Of UPVC construction to three sides and with glazed door opening to the rear garden with views over the Golf Course.

LANDING

Window to side aspect, built in store cupboard.

BEDROOM 1

Large angled bay window to rear with panoramic views over the Gold Course to the Coast in the distance. Night storage heater, two fitted wardrobe cupboards with store cupboards above.

BEDROOM 2

Window to front aspect, fitted wardrobe cupboards with store cupboards above. Night storage heater.

BATHROOM

Low level w.c., pedestal wash basin, panelled bath (with cut out) and electric shower above, wall mounted electric heater, shaving cabinet. Window to front aspect.

OUTSIDE

To the front of the property is a paved driveway providing off road parking. There are a number of established shrubs and flower plants too. The rear garden is extensively planted with a number of mature shrubs providing all year round colour. There is a patio which leads to a small lawned area with further paving which then leads to the Golf Course itself. Within this garden is a timber GARDEN SHED.

AGENTS NOTE

PLEASE NOTE: This is a Probate sale and contracts may not be exchanged until the Grant of Probate has been received. The property is freehold and is offered with no onward chain. Mains electricity, water and drainage are connected. Mains gas is in the road. The property does not currently have a Council Tax Band.

