



2 Abbey Close, Sheringham, Norfolk, NR26 8NW

Price Guide £450,000

- No onward chain
- Gas central heating
- South facing garden
- Sealed unit glazing
- Well proportioned accommodation
- Four bedrooms
- Double garage
- Some updating required

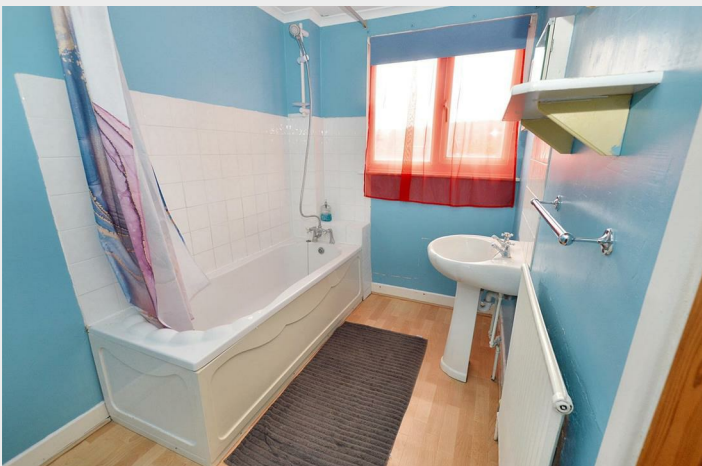
2 Abbey Close, Sheringham NR26 8NW

Located in a highly favoured location is this detached chalet-style dwelling offering beautifully proportioned accommodation. Abbey Close is a small private cul-de-sac just south of the Town and within walking distance of the Town Centre. The property enjoys a south facing garden and has an attached double garage.

The property offers up to four bedrooms and has the benefit of gas fired central heating and sealed unit glazing throughout. The property would benefit from some updating but will provide a superb home in a sought after location.



Council Tax Band: E



ENTRANCE PORCH

UPVC construction, tiled floor, part glazed door leading to:

ENTRANCE HALL

Staircase to first floor, radiator.

CLOAKROOM

Close coupled w.c., wash basin, radiator, tiled walls, window to front aspect.

LOUNGE/DINING ROOM

A lovely light room with windows to three aspects including French doors to the south. Feature stone fire surround with provision for electric stove, provision for TV, radiator.

BEDROOM 3/DINING ROOM

Window to rear aspect, radiator.

BEDROOM 4

Window to front aspect, radiator, fitted wardrobe cupboard, dressing table and shelving.

KITCHEN

Window and glazed door to rear aspect. Range of base and wall cabinets with tiled splashbacks, inset gas hob with electric oven beneath, inset sink unit, provision for washing machine, radiator. Shelved recess and built in cupboard housing gas fired boiler providing central heating and domestic hot water.

FIRST FLOOR

LANDING

Radiator, access to loft space, fitted shelved cupboard.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash basin, tiled splashbacks, radiator, window to rear aspect.

SEPARATE W.C.

With low level suite, corner wash basin, part tiled walls.

BEDROOM 1

Radiator, windows to both rear and side aspects, fitted wardrobe cupboard.

BEDROOM 2

Three aspects to front, rear and side, radiator,

OUTSIDE

Attached DOUBLE GARAGE: With twin up and over doors, personal door and window at rear.

GARDENS

The property is approached over a brickweave driveway providing additional off-road parking. There are established shrub planting along the borders to the front, side and rear. There are lawned areas to the side which in turn leads to a further lawned garden at the rear enjoying a southerly aspect.

AGENTS NOTE

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



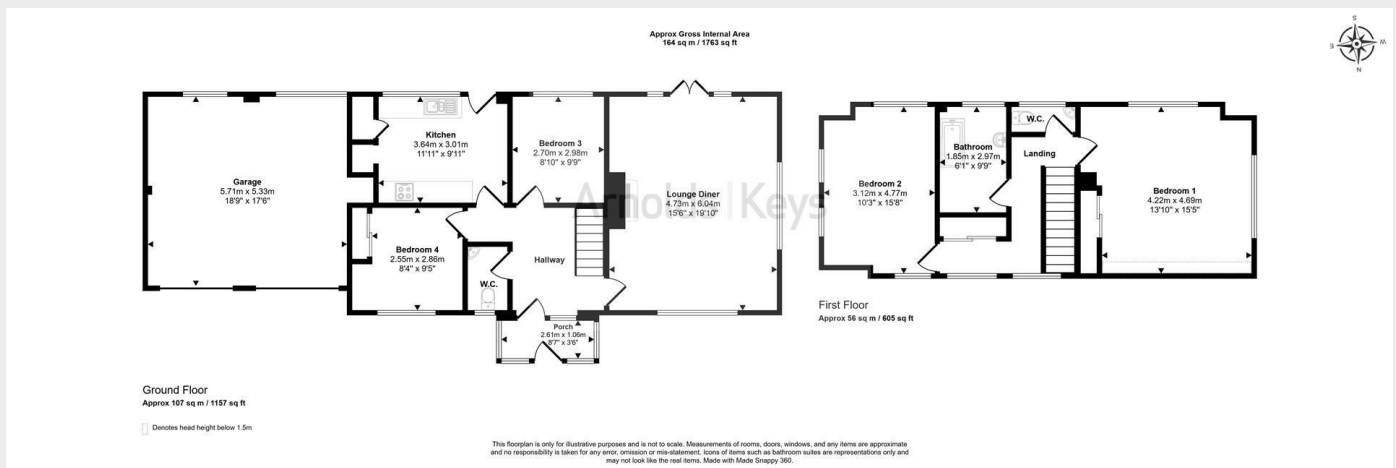


Viewings

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	64	
(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 (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.