

# Arnolds | Keys



**41 Beech Avenue, Sheringham, NR26 8NS**

**Price Guide £275,000**

- No onward chain
- Gas central heating
- Conservatory
- Short walk to Pretty Corner
- Close to schools and Convenience Store
- Three bedrooms
- Garage and off-road parking
- Offering potential to create a lovely family home

# 41 Beech Avenue, Sheringham NR26 8NS

Offered with no onward chain is this semi-detached house located on this well established residential development towards the outskirts of the Town. The property has the benefit of gas fired central heating and the accommodation has been enhanced with the provision of a conservatory at the rear.

Sunway Park lies to the south of the Town and is adjacent to the well known wooded area at Pretty Corner. It is close to the Primary School and a walkway through to the High School, and a local Convenience store is opposite.



Council Tax Band: C



### **ENTRANCE PORCH**

Part glazed composite entrance door, window to front aspect, radiator. Further glass panelled door and window to:

### **LOUNGE/DINING ROOM**

Two radiator, brick fireplace with point for electric fire, provision for TV, enclosed lobby with stairs to first floor with understairs storage cupboard. Glass panelled door to:

### **CONSERVATORY/UTILITY**

Door to rear garden, radiator, fitted cupboards, washing machine.

### **KITCHEN**

Fitted with a comprehensive range of shaker style base and wall cabinets with laminated work surfaces and metro tiled splashbacks, inset stainless steel sink unit, window to rear aspect, inset electric hob with oven beneath and filter hood above. Space for under-counter fridge, built in cupboard.

### **FIRST FLOOR**

#### **LANDING**

Access to roof space.

#### **BEDROOM 1**

Radiator, window to front aspect.

#### **BEDROOM 2**

Radiator, window to rear aspect, range of pine fitted bedroom furniture.

#### **BEDROOM 3**

Radiator, window to front aspect.

#### **BATHROOM**

Panelled bath with electric shower above, vanity wash basin with cupboards beneath, radiator, fully tiled walls, electric heated towel rail, built in linen cupboard. Window to rear aspect.

#### **SEPARATE W.C.**

Close coupled w.c., wash basin, part tiled walls, wall cabinet, window to rear aspect, radiator.

#### **OUTSIDE**

Integral GARAGE: With up and over door, electric light, power point. Wall mounted gas boiler providing central heating and domestic hot water.

### **GARDENS**

To the front of the property is a concrete driveway leading to the garage and providing additional off-road parking. There is a gravelled section to the side of the drive. A side access then leads through to the fully enclosed rear garden which has been arranged for ease of maintenance, currently slabbed and interspersed with mature shrubs. There is a timber GARDEN SHED at the rear too.

### **AGENTS NOTE**

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



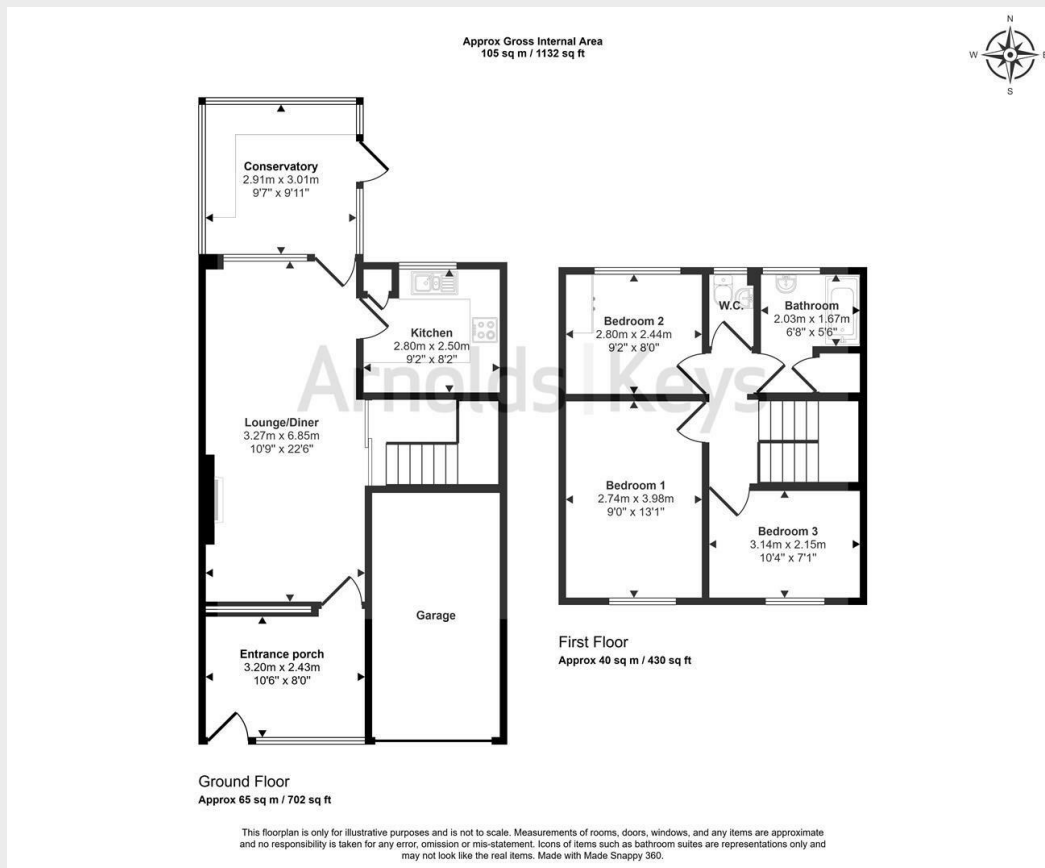


## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>72</b>
(55-68) <b>D</b>	<b>64</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

