



## Spring Cottage, 20 Morley Road, Sheringham, NR26 8JE

Price Guide £250,000

- No onward chain
- Two bedrooms
- Off-road parking
- Walking distance of Town Centre
- Tucked away location
- Two reception rooms
- Night storage heating
- Some updating required



# Spring Cottage, 20 Morley Road, Sheringham NR26 8JE

Spring Cottage is a delightful semi-detached cottage style property located in a tucked away setting at the end of a small lke just south of the Town Centre. The property is nicely presented and has the benefit of electric storage heating. It would benefit from some updating, but this is already reflected in the guide price.

The Town Centre, which offers an excellent selection of shops and restaurants, is within easy reach whilst both bus and rail services provide easy access to the City of Norwich.



Council Tax Band: B





## ENTRANCE PORCH

Part glazed entrance door, window to side, provision for washing machine, further part glazed door to:

## KITCHEN

A comprehensive range of base and wall cabinets with laminated work surfaces and tiled splashbacks. Wall mounted gas boiler providing domestic hot water, inset double bowl sink unit, provision for washing machine, window to front aspect, point for electric cooker. Opening to:

## DINING ROOM

Two windows to side and porch, recently installed night storage heater, built in store cupboard, further built in understairs cupboard.

## LOBBY

With stairs to first floor, window to side aspect, glass panelled door to:

## LOUNGE

Feature brick fireplace with fitted gas fire, fitted alcove shelving, provision for TV, window to side aspect, glass panelled door and window to:

## CONSERVATORY

Of UPVC construction with translucent roof and blinds, glass panelled door to rear garden.

## FIRST FLOOR

### LANDING

Access to roof space.

### BEDROOM 1

Window to rear aspect, range of fitted wardrobe cupboards.

### BEDROOM 2

Window to front aspect, polished wood floor.

## BATHROOM

Panelled bath, pedestal wash basin, low level w.c., window to front aspect, electric heated towel rail, tiled walls.

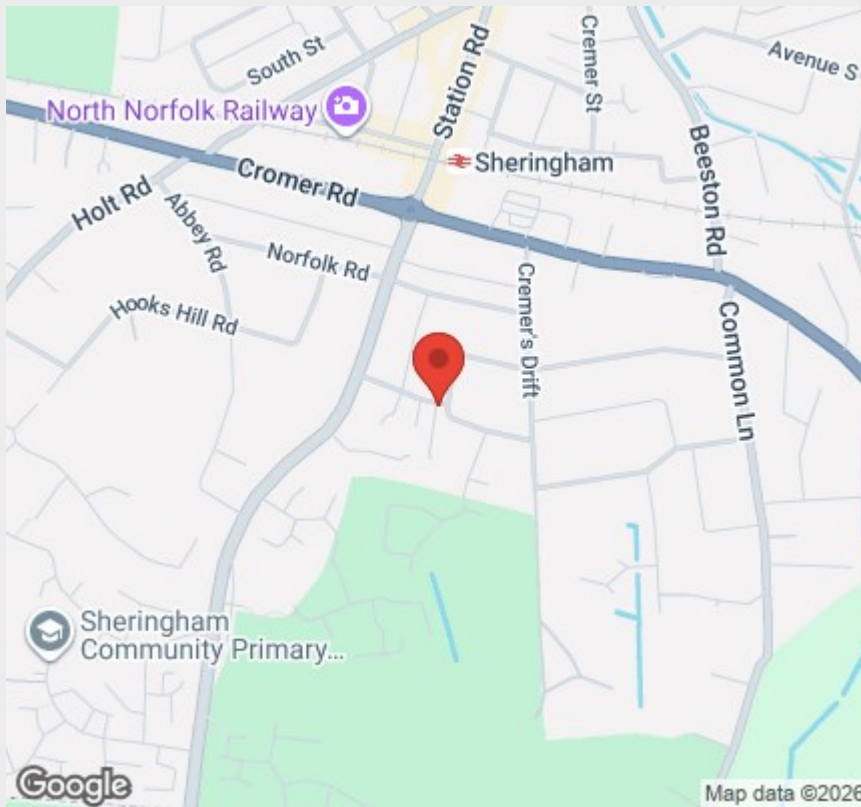
## OUTSIDE

The property has off-road parking at the front for 2/3 cars. There is a timber garden SHED at the side where there is a further garden area arranged for ease of maintenance with shingle and established planting. At the rear is a paved patio area.

## AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band B. The property was externally redecorated in April 26 and all gas appliances serviced in March 26



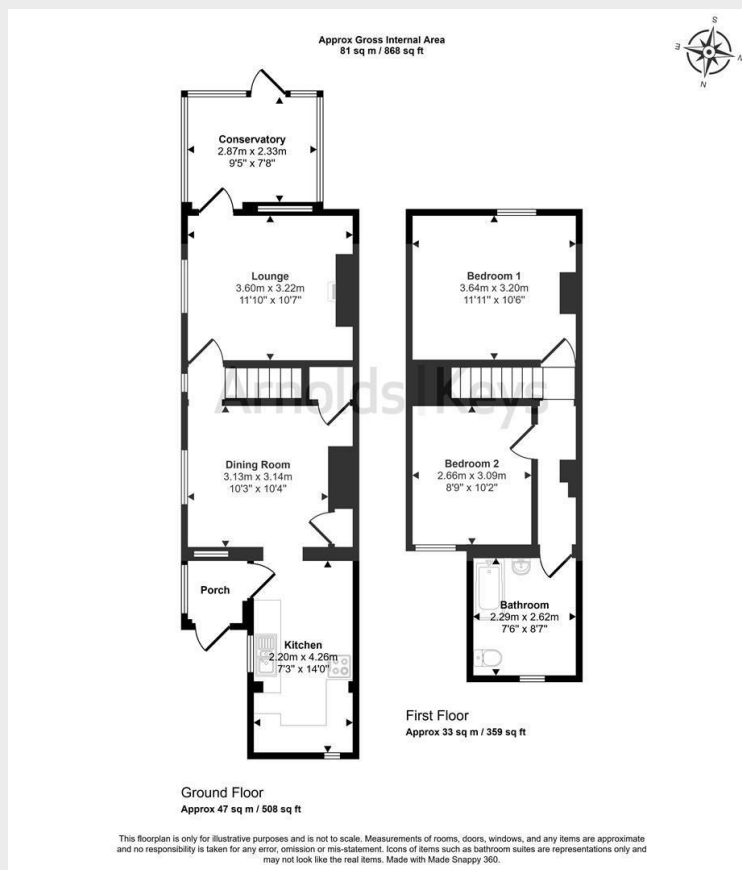


## Viewings

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>76</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>41</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.



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