



41 Cliff Road, Sheringham, NR26 8BJ

Price Guide £310,000

- No onward chain
- Gas central heating
- Three bedrooms
- Equally suitable for permanent or holiday use
- Close to promenade and beach
- Three reception rooms
- Garage at rear
- Walking distance of Town Centre

41, Cliff Road, Sheringham NR26 8BJ

Offered with no onward chain is this modern semi-detached dwelling located just east of the Town Centre and within easy reach of the promenade and beach. The property has the benefit of gas fired central heating and has been extended at the rear to provide a third reception room. The property is nicely proportioned throughout and would provide a most comfortable home equally suitable for both permanent or holiday use.

Sheringham itself is a popular seaside Town offering an excellent selection of shops and restaurants whilst both bus and rail services provide easy access to the City of Norwich.



Council Tax Band: C



ENTRANCE HALL

With part glazed door and window, wood laminate flooring, radiator, stairs to first floor with understairs store cupboard.

CLOAKROOM

Close coupled w.c., wash basin, chrome heated towel rail.

LOUNGE

Bay window to front aspect, timber fire surround with provision for electric fire, TV point, radiator. Panelled glass door to:

DINING ROOM

Radiator, open to:

GARDEN ROOM

Radiator, large window and glazed door to rear garden, translucent roof, 4 wall light points, archway to:

KITCHEN

Comprehensive range of base and wall cabinets with laminated work surfaces and tiled splashbacks, inset sink unit, fitted range style, dual fuel stove with filter hood above and splashbacks. Part glazed door and window to side aspect.

FIRST FLOOR

LANDING

Access to roof space, built in airing cupboard, window to side aspect.

BEDROOM 1

One wall fitted with a range of fitted wardrobe cupboards, radiator, window to front aspect.

BEDROOM 2

Radiator, window to rear aspect.

BEDROOM 3

Radiator, window to front aspect.

BATHROOM

Panelled bath with telephone style mixer tap and shower attachment, close coupled w.c., wash basin with cupboard beneath, heated towel rail, part tiled walls, window to rear aspect.

OUTSIDE

Brick built GARAGE: Approached from Vincent Road with up and over door and personal rear door opening to the rear garden.

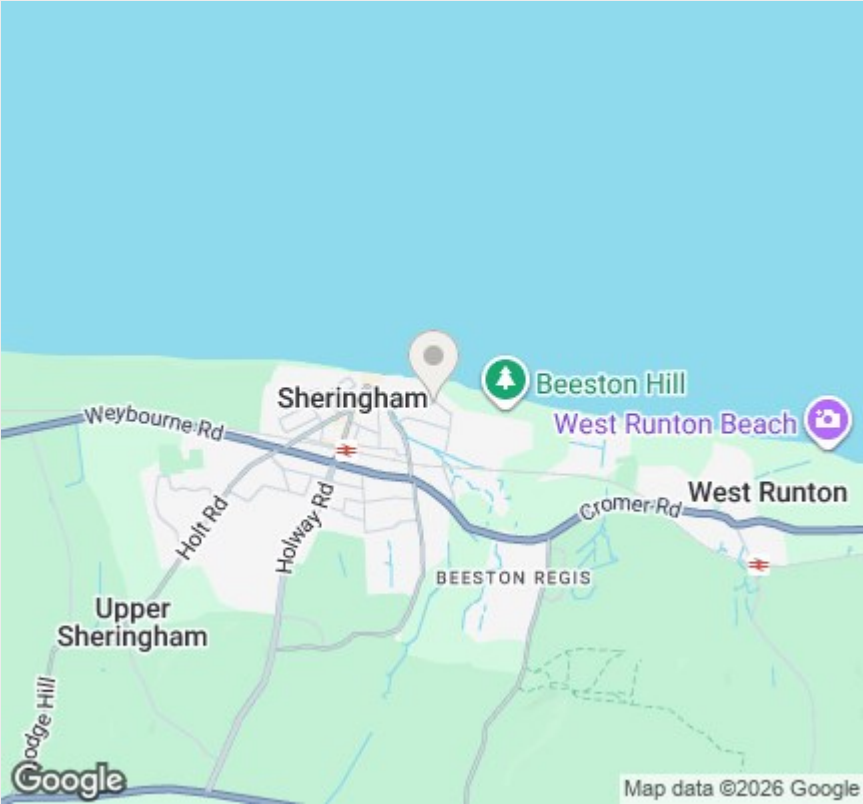
GARDENS

The property has a slightly elevated position with steps leading from the footpath to a front garden area mainly laid to slabs. There is a side gate leading to the rear garden which is fully enclosed and has a pedestrian gate to Vincent Road.

AGENTS NOTE

The property is freehold, has all mains services connected. The property has a Council Tax rating of Band C. We are obliged to point out that a recent survey has detected a leaking drain at the rear. A repair has been commissioned by the sellers and will be completed prior to a sale being exchanged.



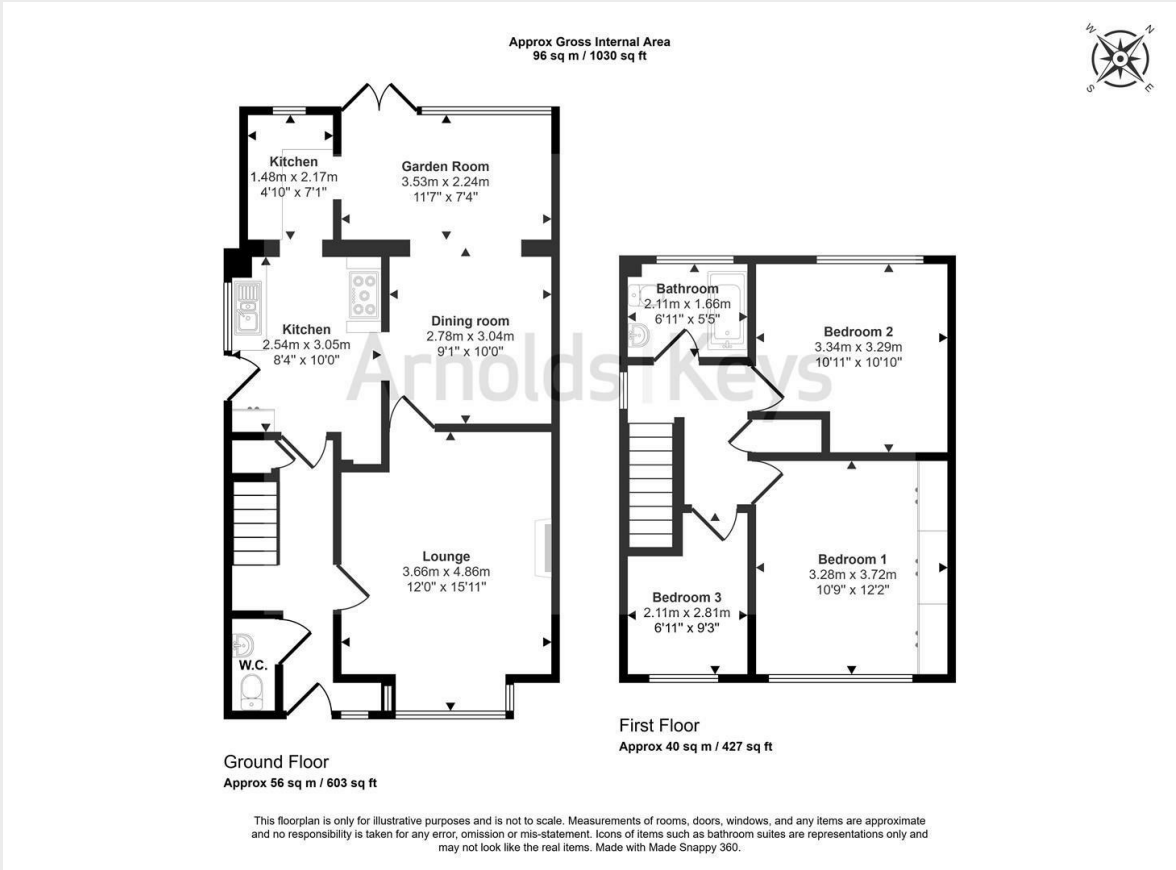


Viewings

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		72
(55-68) D	59	
(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.

