

# Arnolds | Keys



## 2 Acacia Grove, Sheringham, NR26 8PA

Price Guide £315,000

- No onward chain
- Distant sea views
- Garage and off-road parking
- Two bedrooms
- Cul-de-sac location
- Gas central heating
- Close to woodland at Pretty Corner
- Some updating required

# 2 Acacia Grove, Sheringham NR26 8PA

Offered with no onward chain is this detached bungalow enjoying a cul-de-sac position close to woodland at Pretty Corner. The property enjoys distant views of the sea from its slightly elevated position. The accommodation had the benefit of gas fired central heating and sealed unit glazing. Some updating would be beneficial although this is reflected in the Guide Price.

Acacia Grove is located towards the southern outskirts of the Town, approximately 3/4 mile from the Town Centre which offers an excellent selection of shops and restaurants. However, there is a convenience store close by.



Council Tax Band: C



## ENTRANCE HALL

Fully glazed entrance door and side panel, radiator, built in cupboard housing gas fired boiler providing central heating and domestic hot water, built in store cupboard, access via folding ladder to roof space.

## LOUNGE/DINING ROOM

A lovely light room with two aspects, including a large picture window to the front. Radiator, provision for TV. Serving hatch opening to:



## KITCHEN

A comprehensive range of wood faced base and wall cabinets, laminated work surfaces and tiled splashbacks, inset stainless steel sink unit, inset four ring gas hob unit, integrated electric double oven, provision for under counter fridge, provision for washing machine. Window and fully glazed door opening to:



## CONSERVATORY

With doors front and rear to the gardens.

## SHOWER ROOM

Corner shower enclosure with mixer shower, pedestal wash basin, close coupled w.c., radiator, electric shaver point, mirrored wall cabinet, part tiled walls.

## BEDROOM 1

Window to rear aspect, radiator.

## BEDROOM 2

Window to rear aspect, radiator.

## OUTSIDE

Attached brick built GARAGE: With up and over door, personal rear door, electric light and power.



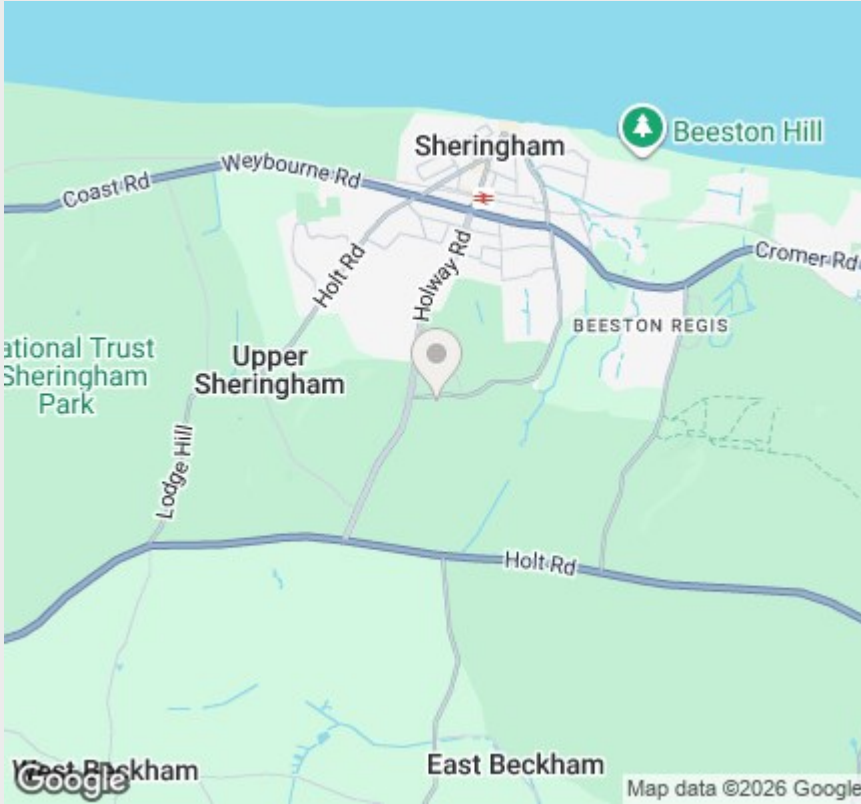
## GARDENS

The property enjoys a slightly elevated position with a brickweave driveway leading to the garage and providing additional off-road parking. At the front of the property is an open plan lawned area. A side access then leads to the rear garden which has a paved patio area and a sloping lawn with distant views of the sea. There are some established shrubs to the rear boundary.



## AGENTS NOTE

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

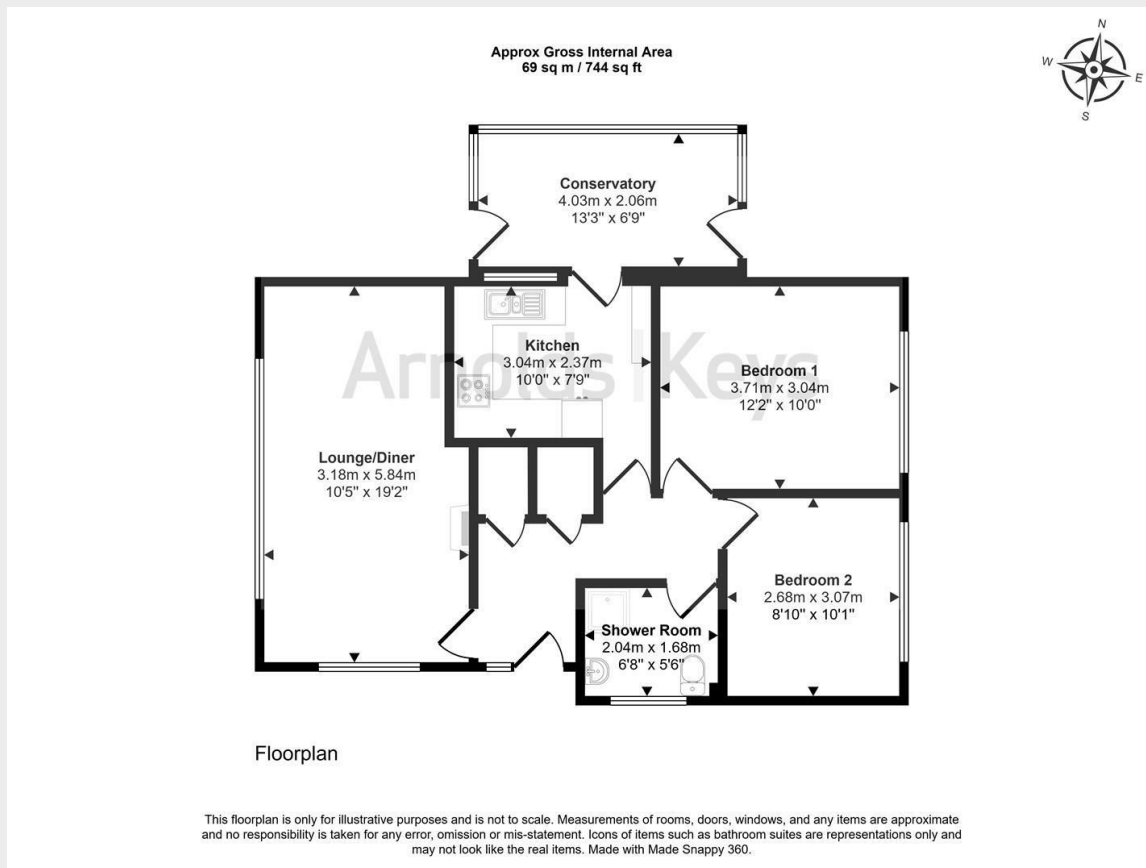


## Viewings

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>76</b>
(55-68) <b>D</b>	<b>66</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.

