

Arnolds | Keys



10 Abbey Park, Beeston Regis, Sheringham, NR26 8SP

Price Guide £300,000

- No onward chain
- Three Bedrooms
- Sealed unit glazing
- In need of some updating
- South facing rear garden
- Gas central heating
- Close to Beeston Common
- Excellent potential

10 Abbey Park, Beeston Regis, Sheringham NR26 8SP

Offered with no onward chain is this detached bungalow located on a popular residential development to the East of the Town in Beeston Regis. The property is nicely proportioned, offering up to three bedrooms and has gas central heating throughout. The property enjoys a southerly aspect at the rear and stands in neatly maintained gardens. The property would benefit from some updating but this is reflected in the Guide Price.

Sheringham Town Centre itself is approximately a mile distant and it can be reached by walking through Beeston Common although a regular bus service passes along the A149 Coast Road.



Council Tax Band: C



HALLWAY

Part glazed entrance door and side panel, built in cupboard housing gas boiler, radiator, further built in cupboard.

LOUNGE/DINING ROOM

A beautifully proportioned room with large picture window to front aspect, second high level window to the side, two radiators, TV aerial point.

KITCHEN

Window to front aspect, part glazed UPVC door to side aspect. Range of fitted base and wall storage cupboards with laminated work surfaces and tiled splashbacks, inset stainless steel sink unit, inset four ring gas hob with filter hood above and electric oven beneath. Built in dishwasher.

BATHROOM

Fitted with a panelled bath with electric shower above, pedestal wash basin, radiator, window to side aspect, part tiled walls.

SEPARATE W.C.

Close coupled suite, window to side aspect.

BEDROOM 1

Large picture window to south facing rear aspect, radiator.

BEDROOM 2

Sliding patio doors to south facing rear aspect, radiator.

BEDROOM 3/DINING ROOM

Window to side aspect, radiator.

OUTSIDE

The property is approached over a long driveway leading to the brick built GARAGE and providing additional off-road parking. To the front of the property is a neatly lawned garden with establish planting to the borders. A side access then leads to the rear garden which enjoys a southerly aspect and is lawned with well-stocked flower and shrub borders. The rear garden is fully enclosed too.

AGENTS NOTE

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



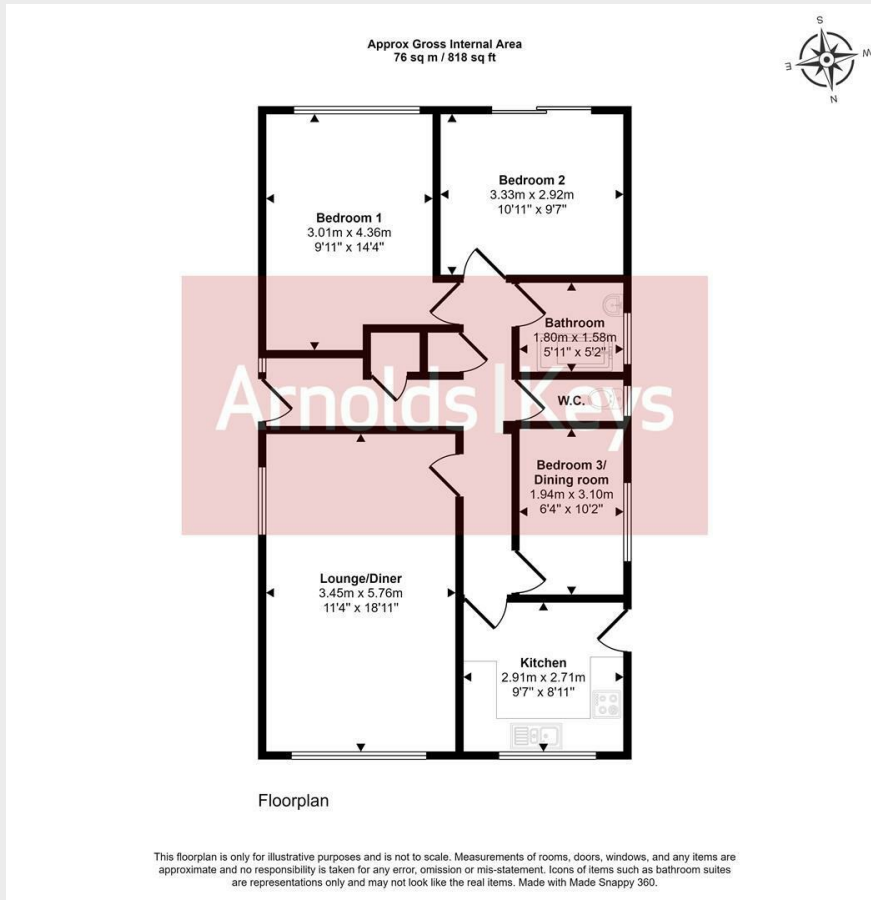


Viewings

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) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(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 and 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.