



01263 822373
arnoldskys.com

Woodview, Boulevard Road . West Runton . NR27 9QL



Guide £300,000

FANTASTIC OPPORTUNITY AND LOVELY VILLAGE LOCATION

West Runton is a very popular coastal village and benefits from a good selection of local amenities along with a main line railway station and the road to the beach is central to the Village.

This property is a dream project located on a private road with sea views from the front gate. This detached bungalow comprises of a sitting room with deep bay window with countryside views, and real flame gas fire (not working). This room leads to an open plan dining area. Off the entrance hall is the kitchen with walk in pantry cupboard and access to the side of the property. There are two bedrooms and a family bathroom which has a three-piece white suite. The property benefits from a recently renewed combination gas fired boiler and all new radiators along with UPVC sealed unit double glazing.

Externally there is off road parking leading to a single timber garage with power and lighting and a summer house with UPVC glazed door and windows. A small front garden with established planting leads you to the property with access to both sides and the rear garden. The rear garden is mainly laid to lawn with established hedging and a lovely rural aspect.



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GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



WOODVIEW, THE BOULEVARD, WEST RUNTON NR27 9QL
TOTAL FLOOR AREA : 682 sq.ft. (63.4 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. 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 £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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coastal@arnoldskeys.com

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