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13 Barford Road . Sheringham . NR26 8EQ



Guide £340,000

A RARE DETACHED BUNGALOW IN THE HEART OF THE OLD TOWN

A covered porch takes you through to the central entrance hall with rooms running off. Firstly, we have the main reception room with deep bay fronted window and feature open fireplace. Next, we have a formal dining room which is open to the fully fitted kitchen with plumbing for an automatic washing machine along with space for all the usual white goods. There is access from the kitchen out onto a large elevated decked area for alfresco dining with views across the stunning garden. The bungalow offers two double bedrooms, one with a deep bay to the front aspect. The property benefits from a recently refitted shower room with double walk-in low entry shower, contemporary sink inset into a vanity unit and WC. Externally to the front there is off road parking and a well manicured front garden enclosed by a brick wall. The rear garden is a delight with large raised deck, lawns, water feature and established well stocked borders. There are lots of places to sit and enjoy the sun or shade with the garden full of sunlight due to the property being single storey.

It is very rare to find a bungalow so close to the town centre with excellent local amenities including transport links by train and bus, and of course the all-important sea front.



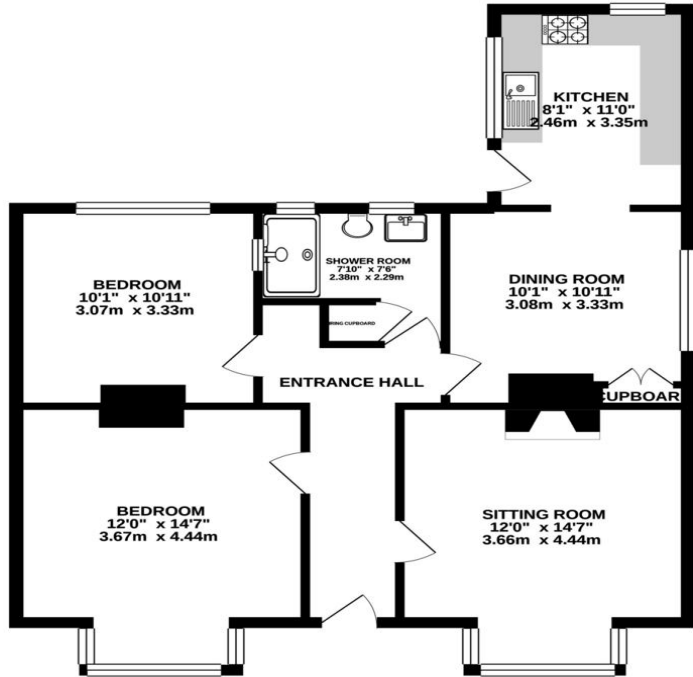
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GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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

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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