



01263 822373  
arnoldkeys.com

29, Holway Road . Sheringham . NR26 8HW



**Guide £260,000**



# JUST A SHORT WALK TO THE BEACH AND TOWN CENTRE

A great opportunity to purchase this end terrace house with just a short walk to the town centre and transport facilities. The property would benefit from some updating but would make ideal home for permanent or holiday use. A small low maintenance front garden leads you to the front door and into the hallway. A ground floor cloakroom sits at the end of the hallway and stairs lead to the first floor. The sitting room sits to the front of the property with a feature fireplace. The dining room leads off the hallway with large storage cupboard, fireplace and window looking down the garden. Off this room is a step down into the fitted kitchen with white units, wood effect work surfaces, built in fridge freezer, oven and hob. A sealed unit door leads to the outside areas. The first floor accommodation comprises of good size main bedroom to the front, two further bedrooms and family bathroom which has a panelled bath with shower over, wash hand basin and low level WC, wall mounted gas central heating boiler.

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The outside space offers an enclosed rear garden with step up to the courtyard patio area and outside brick built storage shed. The garden is all enclosed by timber panel fencing with side access gate leading through and round to the front of the property.



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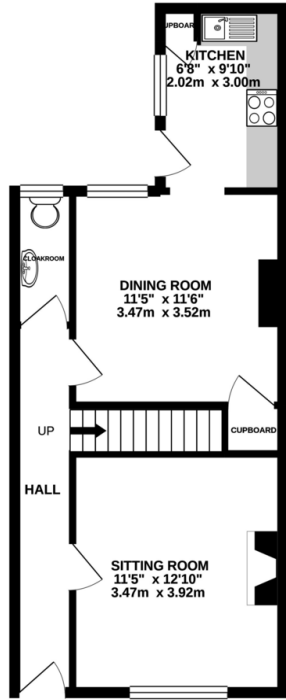


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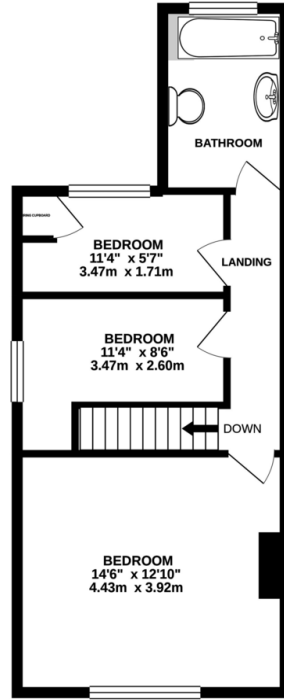




GROUND FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 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.  
Made with Metropac 02/2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	64   D	
39-54	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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coastal@arnoldskeys.com

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