



01263 822373
arnoldskays.com

89, Abbey Park . Sheringham . NR26 8SR



Guide £300,000

BEAUTIFULLY PROPORTIONED AND WELL-PRESENTED BUNGALOW

Abbey Park is a popular residential development located towards the Eastern outskirts of the Town approximately a mile from the centre. A bus service does pass along the coast road providing easy access to the shops. This particular property offers well-presented accommodation with the benefit of electric storage heating and a traditional entrance hall leading to all the rooms. The sitting room is at the front of the property and has two aspects, one being a large picture window with a westerly aspect to enjoy the sunsets. There is also a bedroom facing the front aspect too. The main bedroom actually overlooks the rear as does the third bedroom which has been used as a dining room and has a glazed door opening to the garden. There is a range of built in cupboards in the hallway and the separate w.c. and bathroom are at the end of the hallway. The internal accommodation is then completed by the kitchen which also overlooks the rear and has a glazed door to the side. There is an original range of base and wall cupboards and provision for an electric cooker and washing machine.

To the side of the property is a long sectional GARAGE. The gardens have been arranged for ease of maintenance; to the front is a long driveway, to the side of which are chipped slate beds with small mature shrub beds. A gated access leads to the generous rear garden also easy to maintain with shingle beds, patio area and shrubbed beds.



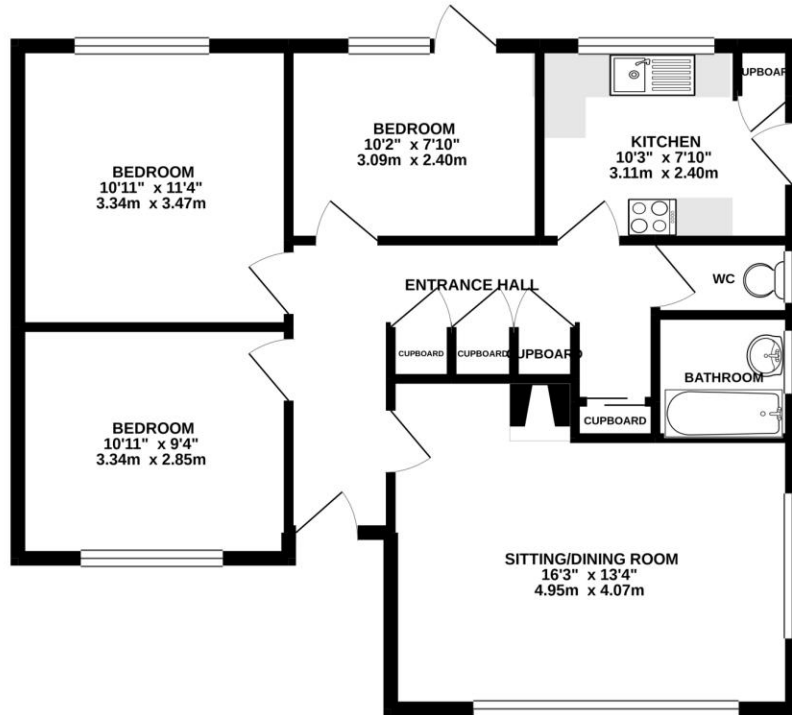
3



Arnolds | Keys



GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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 Metrepro ©2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	43 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.



01263 822373
arnoldskeys.com

coastal@arnoldskeys.com

Arnolds | Keys