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25, Priory Road . Sheringham . NR26 8EW

Guide £350,000

BEAUTIFULLY PRESENTED HOME IDEAL FOR BOTH PERMANENT OR HOLIDAY USE

Prory Road is a well-established and popular residential location just a short walk to the shops and beach. This property offers beautifully presented, gas centrally heated accommodation with a traditional entrance hall leading to the sitting room which overlooks the front garden from its square bay window. There is a central fireplace with a free-standing electric fire and twin glazed doors lead to the dining room. This is a lovely light room enjoying an open plan design to the kitchen and also leading to the conservatory. Adding a charming piece of character is a feature period fireplace in the dining room too. The kitchen area has a modern range of units with built in oven and hob and overlooks the rear garden. The large conservatory enjoys a pleasant outlook, and a door opens to the garden. The first floor has a separate w.c. and shower room serving the three bedrooms. There are two doubles, one at the front and one at the rear. The third bedroom is a single and also overlooks the front.

The front garden is walled and paved for ease of maintenance. A side gated access leads to the rear garden which has a paved patio area leading to a slightly raised lawn. A gate then leads to the off-road parking which is accessed via the rear service road.



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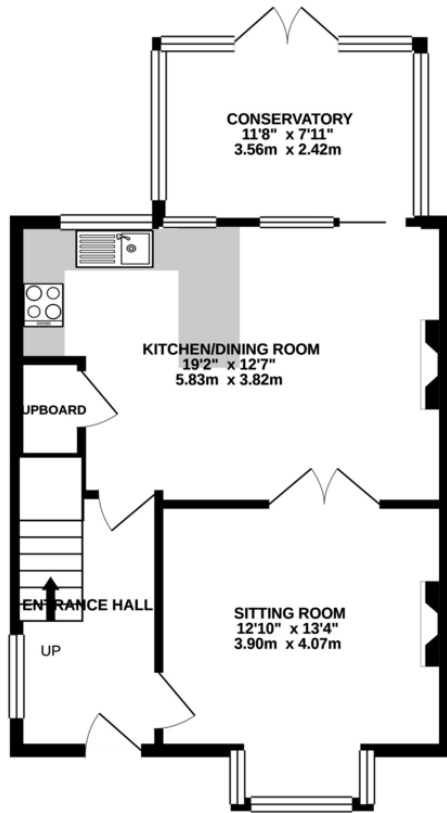
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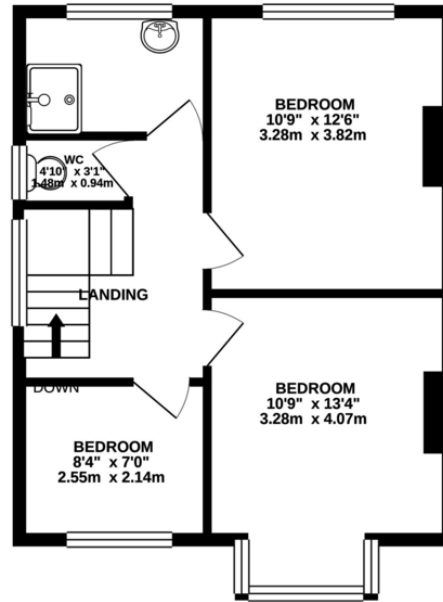
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GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	58 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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