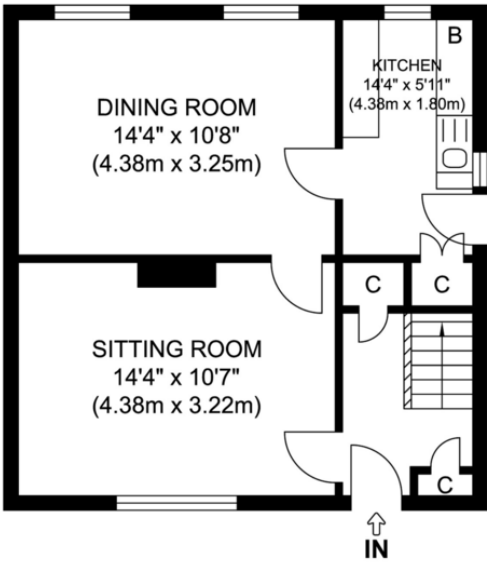


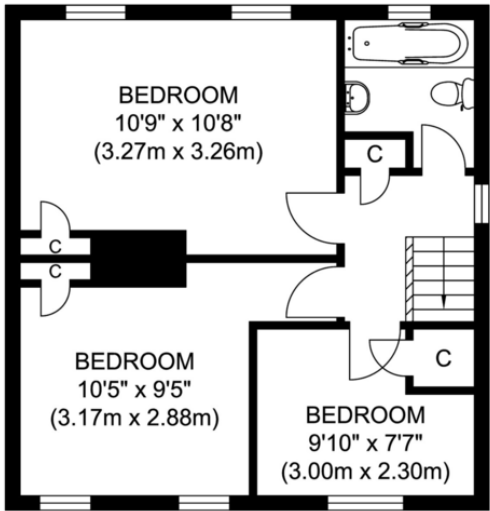


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

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



GROUND FLOOR



FIRST FLOOR

24 Pine Grove Sheringham, NR26 8QG

Illustration for identification purposes only, measurements are approximate, not to scale.

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 £210. 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 £250. 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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City 01603 620551  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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



24 Pine Grove, Sheringham, NR26 8QG

Guide Price £230,000

Offered with no onward chain is this semi-detached house in an established residential location close to Beeston Common. The property would benefit from some updating but could provide a lovely home equally suitable for both permanent or holiday use.

The Town Centre is approximately a half mile distant where there is an excellent selection of shops and both bus and rail services. property has full gas central heating and sealed unit glazing in UPVC frames.

- No onward chain
- Two Reception Rooms
- Three bedrooms
- Gas Central heating
- UPVC windows and doors

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## Property Description

### ENTRANCE HALL

With Part glazed UPVC entrance door, radiator, stairs to first floor with large understairs cupboard. Service meter cupboard, tiled floor. Glazed door opening to:

### SITTING ROOM

UPVC window to front aspect, radiator, fireplace currently housing an electric fire, polished wood floor, part glazed door opening to:

### DINING ROOM

With two UPVC windows to rear aspect, radiator, glazed door opening to:



### KITCHEN

Galley style with a range of base and wall units, inset sink unit, provision for washing machine and electric cooker. Wall mounted gas fired boiler providing central heating and domestic hot water. Two small UPVC windows, part glazed UPVC door to side access. Large walk-in larder cupboard.

### FIRST FLOOR

### LANDING

Access to roof space, built in linen cupboard.

### BEDROOM 1

UPVC windows to rear aspect, radiator, two UPVC windows, original fireplace, built in wardrobe cupboard

### BEDROOM 2

UPVC windows to front aspect, built in wardrobe cupboard, radiator.



### BEDROOM 3

an 'L' shaped room with UPVC window to front aspect, built in cupboard over stairwell, radiator.



### BATHROOM

Fitted with a panelled bath, close coupled w.c., a wash basin with cupboards beneath. Part tiled walls and mirrored cabinet.

### GARDENS

The property stands almost central to the plot with a lawned and well-stocked garden to the front. A side pathway then leads to the rear which is fully enclosed in a courtyard style. Two outbuildings.



### AGENTS NOTE

This property is freehold, has all mains services connected and has a Council Tax Band of B