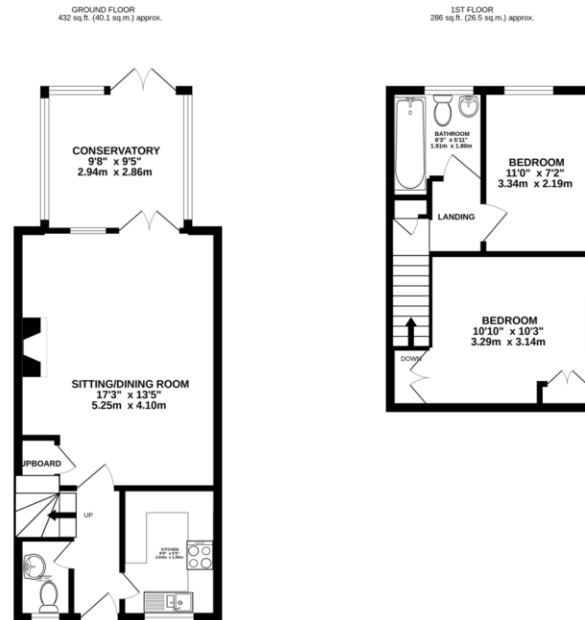




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 738 sq ft (68.7 sq m) approx.  
MEASUREMENTS HAVE BEEN TAKEN TO THE BEST OF OUR KNOWLEDGE AND WE ACCEPT NO LIABILITY FOR ANY ERRORS. MEASUREMENTS ARE APPROXIMATE AND SHOULD NOT BE RELIED UPON. THE SELLER ACCEPTS NO LIABILITY FOR ANY ERRORS. MEASUREMENTS ARE APPROXIMATE AND SHOULD NOT BE RELIED UPON. THE SELLER ACCEPTS NO LIABILITY FOR ANY ERRORS.



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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County 01263 738444  
 City 01603 620551  
 Coastal 01263 822373

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.

## 46 Nelson Way, Mundesley, NR11 8JD

£210,000

Situated on the edge of Mundesley with a south facing garden to the rear. This two bedroom property offers great potential to become a permanent home or second home. The property offers gas central heating and sealed unit double glazed windows throughout and off road parking.

- Mid Terrace
- Conservatory
- Bathroom & Cloakroom
- Enclosed Garden
- Off Road Parking

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## Property Description

Situated on the edge of Mundesley with a south facing garden to the rear. This two bedroom property offers great potential to become a permanent home or second home. The property offers gas central heating and sealed unit double glazed windows throughout and off road parking.

Situated with just a short walk to the beach and all local amenities in the village centre of Mundesley. The property is being offered with no onward chain.

### ENTRANCE HALL

Doors to sitting room, kitchen and cloakroom. Laminate wood flooring, ceiling light, radiator, stairs to first floor.

### KITCHEN

UPVC sealed unit double glazed window to the front, laminate wood flooring. A range of base and drawer units with inset sink and mixer tap over. Provision for cooker, washing machine and fridge freezer. Tiled splashbacks, matching range of wall mounted cupboards, ceiling light. Wall mounted gas central heating boiler.



### CLOAKROOM

UPVC sealed unit double glazed window to the front. Laminate wood flooring, White suite comprising of low level WC, wall mounted wash hand basin, radiator, ceiling light.

### SITTING/DINING ROOM

A spacious room with fireplace and inset gas fire on marble hearth. Carpet, radiator, two ceiling lights, UPVC sealed unit double glazed window to the rear, UPVC sealed unit double glazed French doors opening into the conservatory. Door to good size under stairs storage cupboard.



### CONSERVATORY

UPVC sealed unit double glazed windows to the sides and rear all fitted with conservatory blinds, French doors opening onto the garden, laminate wood flooring, radiator.

### LANDING

Doors to all bedrooms, laminate wood flooring, double doors opening to airing cupboard. ceiling light.

### BEDROOM ONE

UPVC sealed unit double glazed window to the front, two double doors to built in wardrobe and further door to large over stairs storage cupboard. Laminate wood flooring, ceiling light, radiator.

### BEDROOM TWO

UPVC sealed unit double glazed window to the rear, ceiling light, laminate wood flooring, radiator.

### BATHROOM

UPVC sealed unit double glazed window to the rear. Three piece white suite with low level WC, pedestal wash hand basin, panelled bath with shower over and water proof boarding over. Tiled flooring, radiator, ceiling light.

### OUTSIDE

Off road parking space to the front of the property with foot path to the front door. The REAR garden is slabbed with mature flower bed and shrub borders, garden shed, pathway leading to the rear access gate onto a further allocated parking space.

### AGENTS NOTE

This property is Freehold with all mains services connected and has a council tax B

