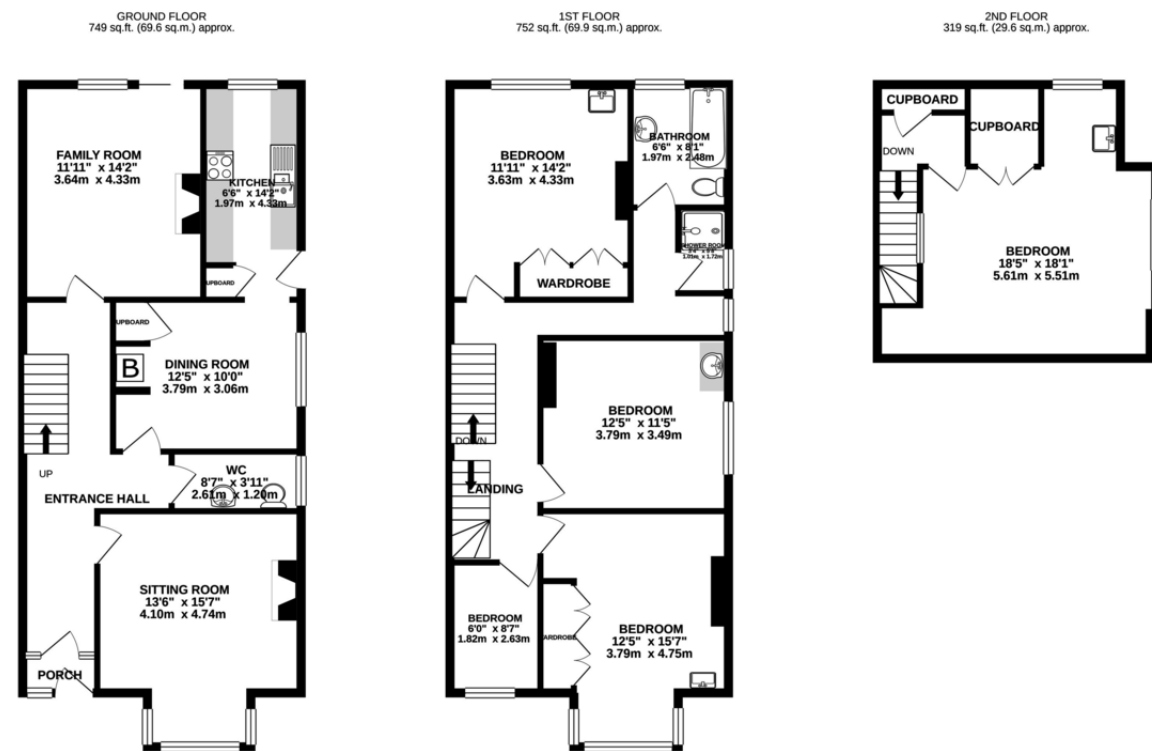




Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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



TOTAL FLOOR AREA: 1820 sq.ft. (169.1 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.
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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.

61 Holway Road, Sheringham, NR26 8HP

Guide Price £335,000

An opportunity to acquire a large, three-storey semi-detached dwelling conveniently located in an established residential area just south of the Town Centre. The property would benefit from some updating but could provide an excellent family home offering five bedrooms and three reception rooms and with gas central heating.

- Short walk to Town centre
- Three reception rooms
- Five Bedrooms
- Gas central heating
- Off-road parking at front

Sheringham itself offers an excellent range of shops and restaurants and of course the famous sandy beaches. There are both bus and rail services providing easy access to the County Capital of Norwich which is approximately 27 miles distant.

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Property Description

ENTRANCE PORCH

With twin glazed doors, mosaic tiled floor, further glazed door opening to:-

ENTRANCE HALL

Staircase to first floor with understairs recess, tiled floor, radiator.

SITTING ROOM

Polished wood floor, wide bay window to front aspect with secondary glazing, radiator, gas fire in timber and tiled surround.

CLOAKROOM

With close coupled w.c., wash basin

DINING ROOM

Floor mounted gas fired boiler providing central heating and domestic hot water, wood laminate flooring, secondary glazing, radiator.



KITCHEN

Range of base and wall cupboard carcasses, point for electric cooker, single drainer sink unit, UPVC window to rear aspect.

FAMILY ROOM

Red brick fireplace with open fire, radiator, sliding patio doors to rear garden

LANDING

Radiator, window with secondary glazing, understairs storage cupboard

BEDROOM 1

UPVC window to rear aspect with views to Beeston Hill, fitted wardrobe cupboard, wash basin, radiator.

BATHROOM

Fitted with a three-piece suite of panelled bath, pedestal washbasin, close coupled w.c., tiled splashbacks, UPVC window, electric wall heater.

SHOWER ROOM

Enclosed cubicle with electric shower unit.

BEDROOM 2

Window to side aspect with secondary glazing, wash basin.

BEDROOM 3

Bay window to front aspect with secondary glazing, fitted wardrobe cupboard, pedestal wash basin.

BEDROOM 4

Window to front aspect, radiator.

SECOND FLOOR LANDING

Access to eaves cupboard

BEDROOM 5

Night storage heater, two aspects with UPVC windows offering views over the Town to the Coast, fitted store cupboard.

GARDENS

To the front of the property is a dropped curb allowing off-road parking. A gated side access then leads to the fully enclosed rear garden with timber WOOD STORE and GARDEN SHED. There is a paved patio area and a lawn with well-stocked flower and shrub borders.

AGENTS NOTE

The property is freehold, has the benefit of all mains services and has a Council Tax rating of Band C

