



ST JOSEPHS ROAD

Sheringham, Norfolk, NR26 8JA

GUIDE PRICE £324,000

Brown & Co
1A Market Place
Holt
Norfolk, NR25 6BE
Tel: 01263 711167
E-mail: holt@brown-co.com

BROWN & CO

Property and Business Consultants

LOCATION

The property is situated in a prime location in Sheringham on the North Norfolk coast in an area of outstanding natural beauty. There are excellent shops, restaurants, library, theatre, 18-hole golf course and a modern health centre.

The area is famous for its wonderful coastline, wildlife and scenery. Blakeney, Cley and the Georgian town of Holt are close by. Bird Reserves and National Trust properties nearby offer bird watching and woodland walks.

There are bus and mainline trains from Sheringham to the cathedral city of Norwich and onward to Liverpool Street in London. The International Airport in Norwich is easily accessible, and of course, there is the North Norfolk Steam Railway.

DIRECTIONS

From the roundabout at the bottom of Holway Road head along the A149 towards Cromer past Tesco and take the first turning right into Cremers Drift. Take the first turning left into St Josephs Road and the property can be found towards the far end on the right hand side.

DESCRIPTION

This well located, semi-detached Cottage has been let for the last 25 years and now provides an opportunity for refurbishment and improvement as a family home or as a buy-to-let investment. There is a large garden to the rear with potential to extend the existing three bedroom accommodation. No. 32 briefly comprises; entrance hallway, living room, dining room, kitchen with pantry on the ground floor together with three bedrooms and a family bathroom on the first floor.

COUNCIL TAX: Band C 2023/4 £1935.25

ANTI MONEY LAUNDERING LEGISLATION

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

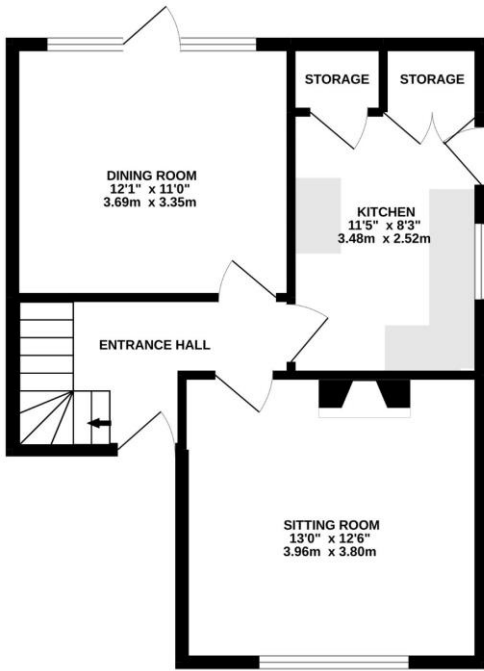
SPECIFICATION

- Coastal location.
- Semi-detached house in a quiet residential area.
- Within walking distance of Sheringham town centre.
- Gas central heating.
- Kitchen with pantry.
- Two reception rooms.
- Three bedrooms.
- Family bathroom.
- Large, fully enclosed garden to the rear.
- Off road parking.
- Potential to extend, subject to planning.
- Would benefit from refurbishment throughout.
- No onward chain.

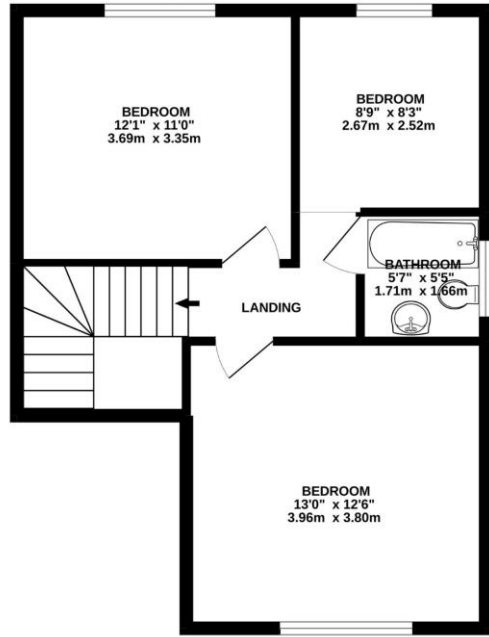




GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	45 E	
21-38	F		
1-20	G		

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