

# Arnolds | Keys

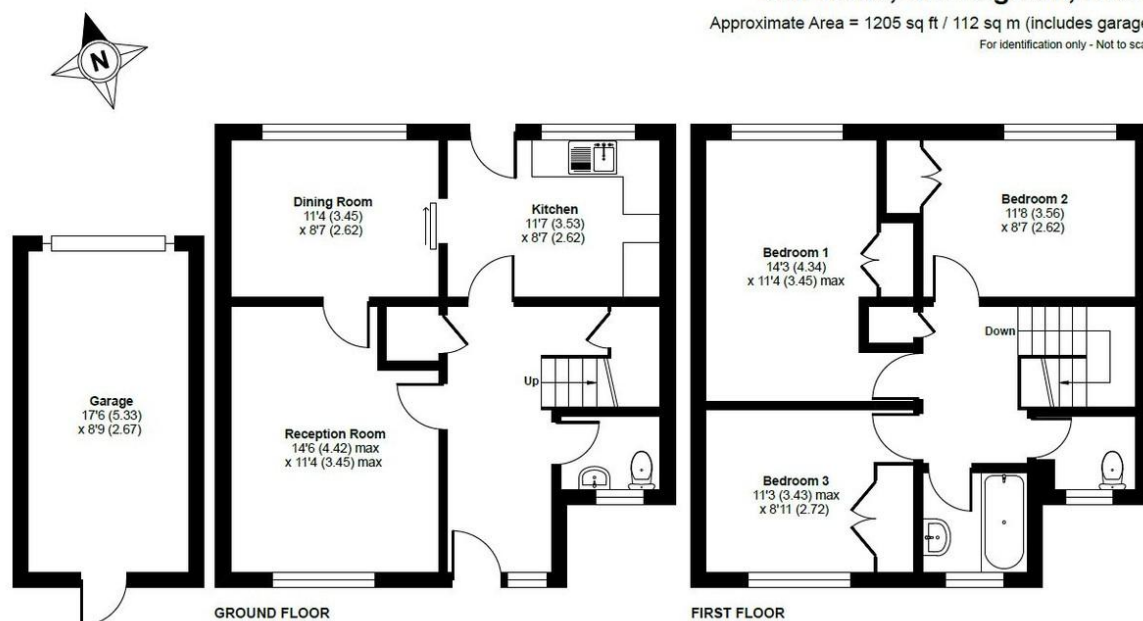


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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

## Cliff Road, Sheringham, NR26

Approximate Area = 1205 sq ft / 112 sq m (includes garage)  
For identification only - Not to scale



RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©rnk-hcom 2022. Produced for Movewise. REF: 852847  
MOVEWISE



## 27b Cliff Road, Sheringham, NR26 8BJ

**Guide Price £280,000**

Located just a stone's throw from the beach and offered with no onward chain, is this generously proportioned semi-detached house. The property would benefit from some updating, but this is reflected in the Guide Price. The accommodation has gas central heating, partial sealed unit glazing and a garage at the rear.

- No onward chain
- Close to beach and shops
- Generous accommodation
- Three Bedrooms
- Two Reception Rooms

Cliff Road is an established residential area just East of the Town Centre and within easy reach of the shops and transport facilities. The property would make a very comfortable home when the updating has been carried out.

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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 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.

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## Property Description

### ENTRANCE HALL

Part glazed entrance door and side panel, radiator, turning staircase with understairs store cupboard.

### SITTING ROOM

Large UPVC window to front aspect, radiator, TV aerial point. Door to:

### DINING ROOM

Picture window to rear aspect, radiator, sliding door to:

### KITCHEN

An original range of base and wall storage cupboards with work surfaces and tiled splashbacks, single drainer stainless steel sink unit, wall mounted gas boiler providing central heating and domestic hot water, part tiled walls, part glazed door and window to rear.

### LANDING

Built in airing cupboard with lagged cylinder. Access to roof space.



### SEPARATE W.C.

Low level w.c., radiator.

### BATHROOM

panelled bath with electric shower above, pedestal wash basin, electric shaver point, part tiled walls, radiator. Secondary glazing.

### BEDROOM 1

Built-in wardrobe cupboard, radiator, window to rear with sea glimpse.

### BEDROOM 2

Built-in wardrobe cupboard, radiator, window to front aspect.

### BEDROOM 3

Built-in wardrobe cupboard, radiator, window to rear with sea glimpse.

### OUTSIDE

Brick built GARAGE at rear approached via Vincent Road.

### GARDENS

To the front of the property is an enclosed garden area with established planting. The rear garden is also well-stocked with mature shrubs and a grassed area.

### AGENTS NOTE

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

