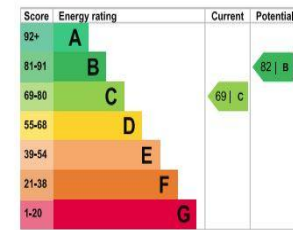




Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



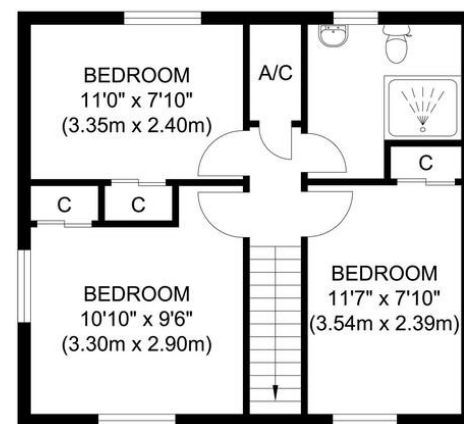
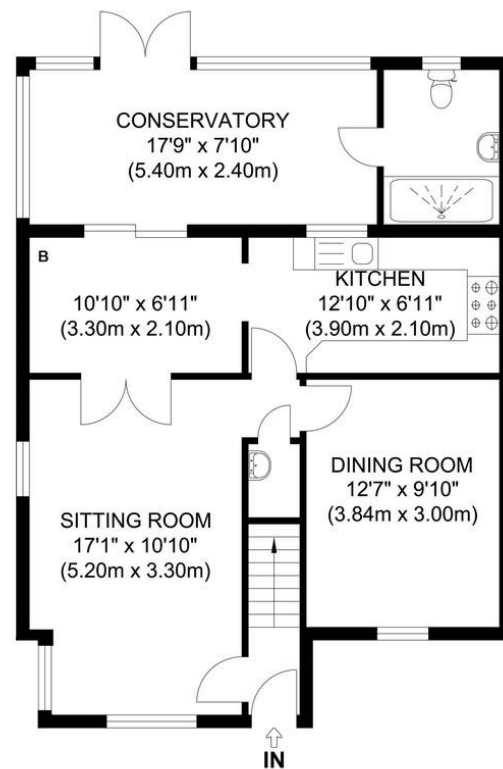
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



70 Holway Road, Sheringham, NR26 8HR

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
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.



70 Holway Road, Sheringham, NR26 8HR

Guide Price £315,000

Offered with no onward chain, is this semi-detached property offering flexible accommodation with up to four bedrooms and two reception rooms. To enhance the accommodation there is a conservatory at the rear.

The property is located south of the Town and approximately 400 metres from the centre. The Town itself offers a wide range of shopping facilities and restaurants with both bus and rail services providing easy access to the City of Norwich which is just 27 miles distant.

- No onward chain
- Central heating
- Double glazing
- Garage and parking
- Conservatory

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Property Description

ENTRANCE HALL

Stairs to first floor door to:

SITTING ROOM

Double aspect room, feature fireplace, two radiators, fitted carpet, double glazed panel doors leading to:

DINING ROOM

Sliding patio doors leading to the conservatory, radiator, wall mounted boiler, door to:

KITCHEN

Window to rear aspect, combination of wall and base units with laminated work surfaces, inset single drainer stainless steel sink, plumbing and space for washing machine and dishwasher, space for large range cooker and American style fridge freezer, radiator.

CONSERVATORY

Double glazed mono pitch conservatory with polycarbonate roof, two radiators, built in roof and window blinds, double doors leading to the rear garden, utility area, door to:



SHOWER ROOM

Double glazed window to the rear aspect, close coupled WC, wash hand basin inset to vanity unit shower cubicle, fully tiled, wall mounted vanity unit.

STUDY/ BEDROOM 4

Double glazed window to the front aspect, fitted carpet, shelving on three walls, radiator.

BEDROOM

Double glazed window to the rear aspect, built in double mirrored wardrobe, radiator, fitted carpet.

BEDROOM

Double aspect room, built in mirrored wardrobe, radiator, fitted carpet.

BEDROOM

Double glazed window to the front aspect, built in mirrored wardrobe, radiator, fitted carpet.

BATHROOM

Double glazed window to rear aspect, wet room flooring with walk in shower area, close coupled WC, wash hand basin with pedestal, part tiled, wall units, heated towel rail

EXTERNAL

To the front of the property there is a small enclosed front garden leading to open porch. To the rear of the property there is off road parking in front of a single garage with electric roller shutter doors. The rear garden is fully enclosed by a high brick wall with large workshop accessed by garage style up and over doors. Steps lead up to the main garden area with patio, greenhouse, and borders.

AGENTS NOTE

The property is attached to all mains services and comes with no onward chain.

There is some modernisation required along with garden works.

Council tax band C

