



NEW ROAD

Sheringham, Norfolk, NR26 8EB
Guide Price £225,000

BROWN & CO

LOCATION

The property is situated in Sheringham on the North Norfolk coast in an area of outstanding natural beauty. There are excellent shops & restaurants, a library, theatre, Leisure Centre, 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 A148 proceed down Holway Road towards Sheringham. At the roundabout take the second exit onto Station Road and take the first turning on the right onto New Road, the property can be found towards the end of the road on the left hand side.

DESCRIPTION

A two bedroom mid terraced property situated in a popular coastal town within walking distance of the town centre and the beach. The property briefly comprises; living room, dining room, kitchen and bathroom on the ground floor together with two double bedrooms and a box room on the first floor. There is a fully enclosed garden to the rear.



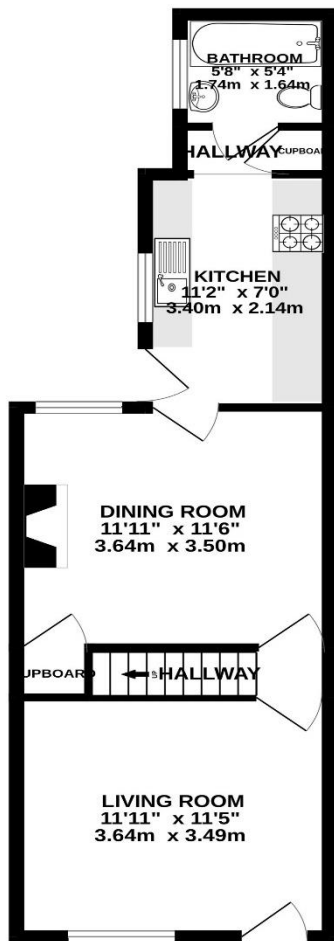
SPECIFICATION

- Popular Coastal Location
- Within walking distance of the Town Centre and Beach
- Gas Central Heating
- Double Glazing
- Living Room
- Kitchen
- Dining Room
- Two Double Bedrooms
- Bathroom
- Box Room
- Fully enclosed Rear Garden
- No Onward Chain

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.





TOTAL FLOOR AREA : 804 sq.ft. (74.7 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		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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