



## VIEWING

Strictly by appointment with Arnolds Keys  
Sheringham on 01263 822373

## DIRECTIONS

On entering West Runton from Sheringham take the right hand turn in the centre of the village heading towards the Station. Immediately after the railway bridge turn right and the property is facing the Common.

**Energy Performance Certificate**

**SAP**

St. Josephs, The Common, West Runton, CROMER, NR27 9QE  
 Dwelling type: Mid-terrace house      Reference number: 0648-2839-7670-9296-6251  
 Date of assessment: 11 March 2016      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 11 March 2016      Total floor area: 103 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,804</b>
<b>Over 3 years you could save</b>	<b>£ 1,101</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 315 over 3 years	£ 192 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;">                     You could save £ 1,101 over 3 years                 </div>
Heating	£ 3,045 over 3 years	£ 2,250 over 3 years	
Hot Water	£ 444 over 3 years	£ 261 over 3 years	
<b>Totals</b>	<b>£ 3,804</b>	<b>£ 2,703</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs

Very energy efficient - lower running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Not energy efficient - higher running costs

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 717	✔
2 Floor insulation (suspended floor)	£800 - £1,200	£ 108	✔
3 Low energy lighting for all fixed outlets	£55	£ 108	✔

See page 3 for a full set of recommendations for this property.  
 To find out more about the recommended measures and other actions you could take today to save money, visit: [www.direct.gov.uk/keepingenergy](http://www.direct.gov.uk/keepingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



## St Josephs, The Common, West Runton, NR27 9QE

Guide Price £230,000

Arnolds Keys are delighted to be instructed to sell this beautiful period cottage in this highly sought after location.

A bridge over the stream leads to the entrance of this flint and brick cottage which enjoys a picturesque outlook over the Common. The accommodation is genuinely deceptive offering three bedrooms and two reception rooms, all heated by a gas fired central heating system. The majority of the windows are sealed unit double glazing including one of the main features which is the full length angled bay window in bedroom one. The property has a cottage style garden and importantly a garage at the rear. This property is offered with no onward chain.

- Beautiful location
- Open Views
- Three Bedrooms
- Two Reception Rooms
- Garage

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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 are 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



## Property Description

### ENTRANCE PORCH

Part glazed entrance door, window to side, further part glazed door opening to:

### SITTING ROOM

25' x 15' max narrowing to 6' min (7.62m x 4.57m) Angular bay to front elevation with fitted window seat and views over the Common. Three radiators, tiled and timber fire surround with tiled hearth and provision for electric fire. Three wall light points, staircase to first floor with understairs cupboard and panelled recess.

### REAR LOBBY

10' 4" x 4' (Average) (3.15m x 1.22m) With panelled glazed door from Sitting Room, tiled floor, part glazed door to rear, open window to kitchen, laminated roof.

### KITCHEN

10' 7" x 6' 8" (3.23m x 2.03m) Fitted with a good range of medium oak base and wall storage cupboards with laminated work surfaces and tiled



splashbacks, inset single drainer, stainless steel sink unit, point for electric cooker, plumbing for automatic washing machine. Open to:-

### BREAKFAST ROOM

10' x 7' 8" (3.05m x 2.34m) Two windows to rear, wall mounted gas fired boiler providing central heating and domestic hot water, fitted cupboard housing pre-lagged hot water cylinder.

### REAR LOBBY

With part glazed stable door to rear garden.

### SEPARATE W.C.

With window and close coupled suite.

### LANDING

Radiator, shelved linen cupboard

### BEDROOM 1

15' 2" x 11' 4" (4.62m x 3.45m) Plus bay Feature full length angular bay window to front with views over the village common and Golf Course. Radiator,

### BEDROOM 2

9' 8" x 9' 1" (2.95m x 2.77m) plus recess of 6' 2" x 6' UPVC window to rear elevation, second high level UPVC window, two radiators,

### BATHROOM

Rolled top, clawed foot bath with telephone style shower attachment and mixer tap, pedestal wash basin, tiled splashbacks, radiator, UPVC window, 2 wall light points, electric shaver light and point. Leading to:-

### SEPARATE W.C.

UPVC window, close coupled suite. Leading to:

### BEDROOM 3

13' 8" x 7' 7" (4.17m x 2.31m) UPVC to rear, radiator, fitted shelving.

### OUTSIDE

**GARAGE:** 22'5" X 11'10" Approached over a rear service road. Roller door, window to the side, personal side door, useful storage loft with staircase access and Velux roof light.

### GARDENS

To the front of the property is a small, well stocked garden area. To the rear is a long courtyard style garden with a brick built OUTHOUSE and covered barbeque area. There is an ornamental pond and a pathway leading to the garage. This property also benefits from a pedestrian right of way across the neighbouring property to the rear service road.