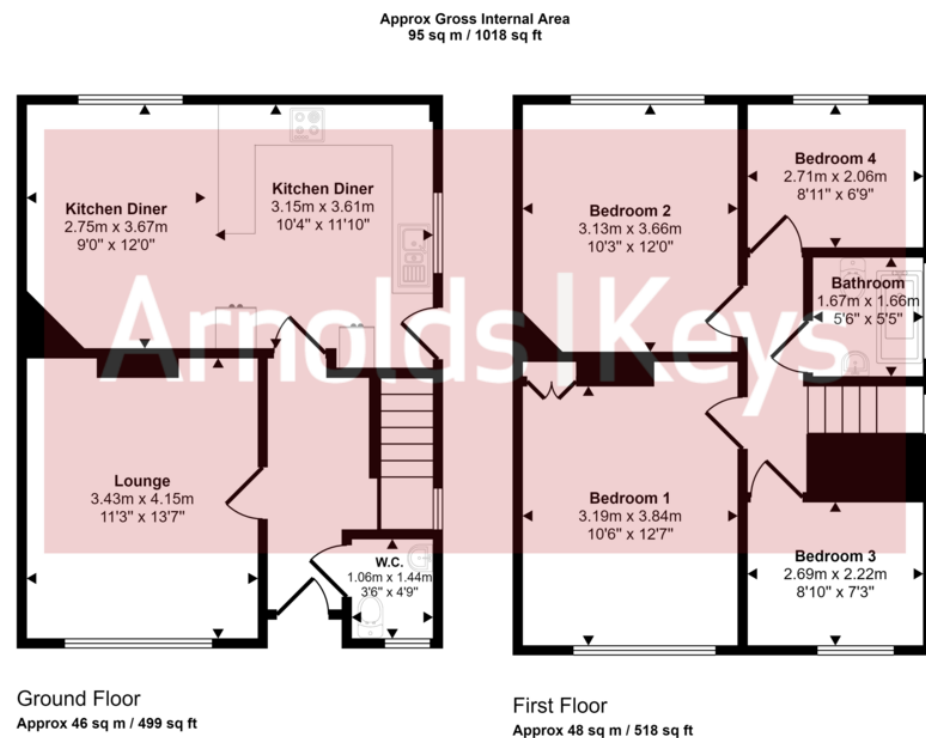




Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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



19 St. Josephs Road, Sheringham, NR26 8JA

Guide Price £342,500

Offered with no onward chain, but subject to Probate being granted, is this semi-detached house in need of updating. St Josephs Road is a highly favoured location just south of the Town yet within walking distance of the shops and transport facilities. The property was re-modelled a few years ago with the creation of a kitchen/dining room, however further works are required to complete the updating.

The property offers gas central heating, sealed unit glazing and enjoys a southerly aspect at the front.

- No onward chain
- Choice residential location
- Four Bedrooms
- Open plan kitchen/Dining room
- Gas Central heating

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County 01263 738444
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.



Property Description

ENTRANCE PORCH

Part glazed entrance door opening to:

ENTRANCE HALL

Turning staircase to first floor, polished wood floor, radiator.

CLOAKROOM

Pedestal washbasin, close coupled w.c., radiator, fully tiled walls, UPVC window.

SITTING ROOM

UPVC bay window to front, south facing aspect, radiator, TV aerial point, fire surround with open fire.

KITCHEN/DINING ROOM

Formerly two rooms but now arranged as an open plan room with a comprehensive range of base and wall units, inset 1 1/2 bowl sink unit, inset gas hob with electric oven beneath, provision for



washing machine, tiled floor in kitchen area, radiator, part glazed door to side access, UPVC window overlooking rear garden.

HALF LANDING

UPVC window

LANDING

Access via folding ladder to roof space. Radiator.

BEDROOM

(Single) Window to front aspect, radiator.

BEDROOM

(Double) Window to front aspect, radiator, fitted shelved storage cupboard.

BEDROOM

(Double) Window to rear aspect, radiator.

BEDROOM

(Single) Window to rear aspect, wall mounted gas boiler providing central heating and domestic hot water.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash basin, close coupled w.c., radiator, fully tiled walls.



GARDENS

The property enjoys a south facing aspect at the front and has double gates providing off-road parking if required. The garden is long established with mature planting. A side access then leads to the fully enclosed rear garden. The neighbours have recently renewed their fence on the Western boundary.

AGENTS NOTE

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

