



**Staithe Street  
Wells-Next-the-Sea  
Norfolk  
NR23**

**Offers In Excess Of £370,000**

**bettermove**

# Staithe Street Wells-Next-the-Sea

Bettermove are proud to present this 3 bedroom Grade II Listed terraced cottage in Wells-Next-the-Sea, available with no forward chain.

The property benefits from some double glazing, and gas central heating throughout.

The council tax band is B.

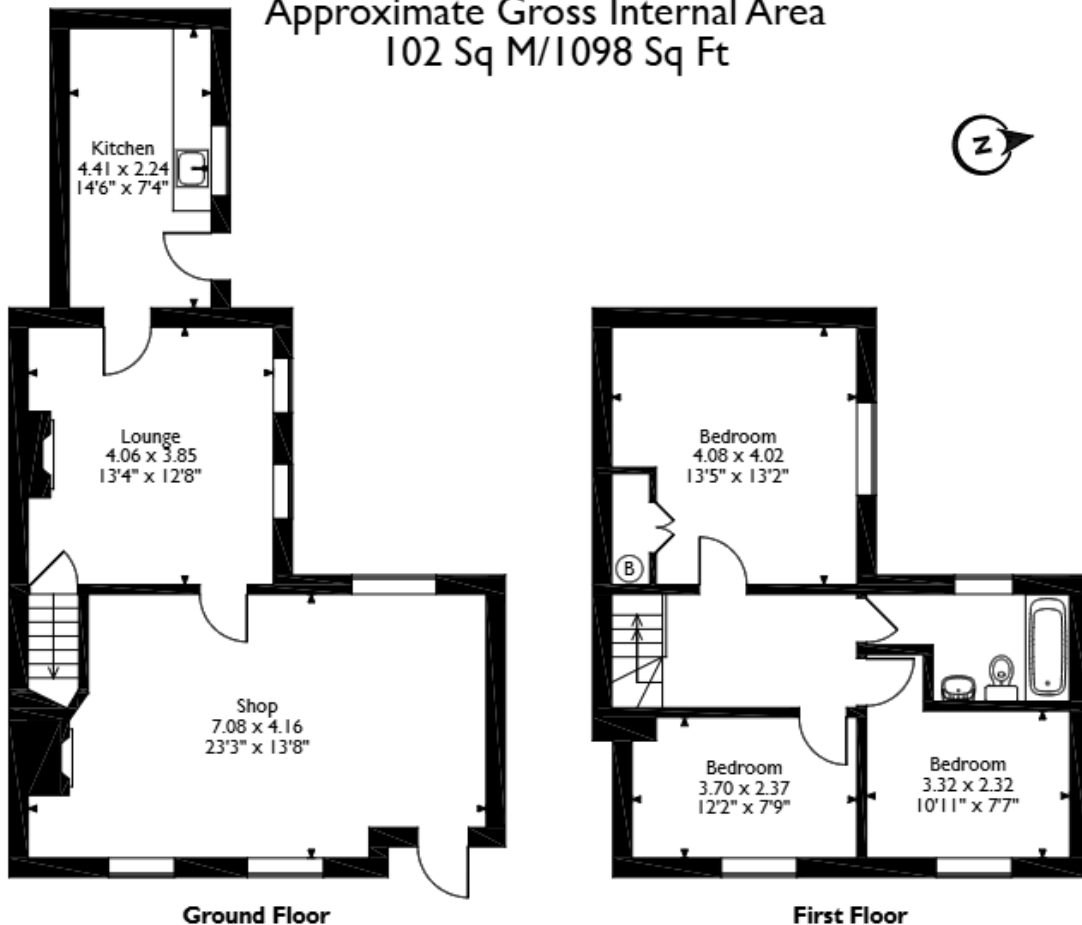
The interior of this beautifully presented property comprises the commercial space, a spacious living/dining room and fitted kitchen on the ground floor. The first floor consists of three double bedrooms and the family bathroom. The exterior boasts a private courtyard, perfect for enjoying the summer months.

Located in the popular coastal town of Wells-Next-the-Sea, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and a short distance to the seafront. Excellent transport connections can be found from Sheringham Train Station (16.4 miles), a variety of local bus routes, and quick access to the A149.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Staithe Street, Wells-next-the-Sea, Norfolk  
 Approximate Gross Internal Area  
 102 Sq M/1098 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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