



All enquiries Ref: James Paterson



- **Freehold two floor semi-detached house requiring modernisation**
- **Opposite open fields**
- **Full vacant possession**

Location:

The property is situated in a rural location on Church Road overlooking open fields between its junction's with Pottle's Lane and Halvergate Road. Public transport links include Reedham mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A47 and A146. Shopping amenities can be found locally within Reedham with an extensive range of shops, bars and restaurants being found in Norwich and Great Yarmouth. Recreational pursuits can be found locally at the open spaces of Mid-Yare National Nature Reserve and along the River Yare.

Description:

Freehold semi-detached house arranged over ground and first floors requiring modernisation.

Accommodation:

First floor: Three bedrooms

Ground floor: Two reception rooms, kitchen, bathroom, separate WC, entrance hall
Outside: Front and rear gardens

EPC rating: F

Council Tax Band: B

Potential:

The property may be suitable for extensions to provide additional accommodation subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

