



# the agent



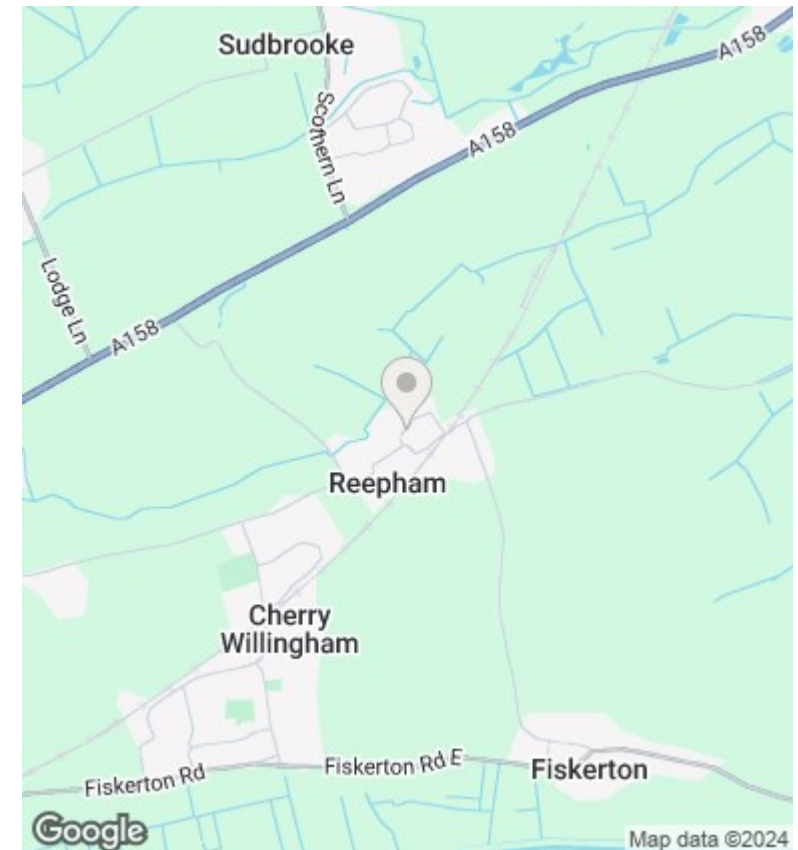
## Cobs House, 12 Church Lane, Reepham, LN3 4DQ

Asking Price £605,000

- Detached Period Cottage
- Large Private Rear Garden
- Many Period Features
- EPC Rating C - Council Tax Band E
- Five Bedrooms
- Central Village Location
- Wood Burning Fireplace and Open Fire
- Four Large Reception Rooms
- Detached Garage
- Planning Permission for Garden Building



Total area: approx. 222.9 sq. metres (2399.5 sq. feet)  
 This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.  
 Plan produced using PlanIt.



## Directions

## Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	80
(55-68) <b>D</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 &amp; Wales</b>		EU Directive 2002/91/EC	