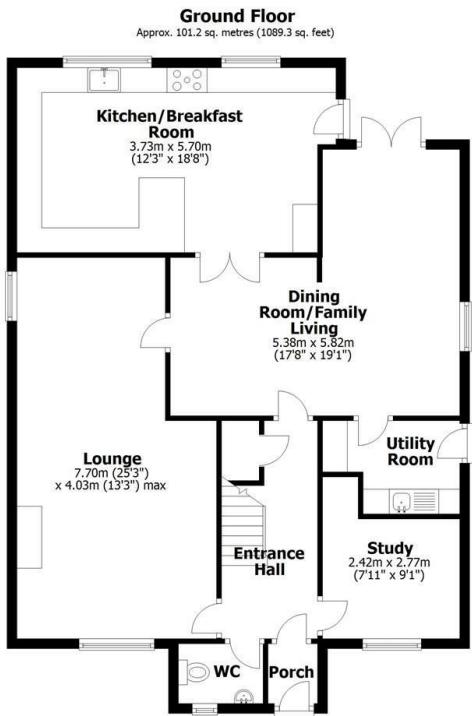




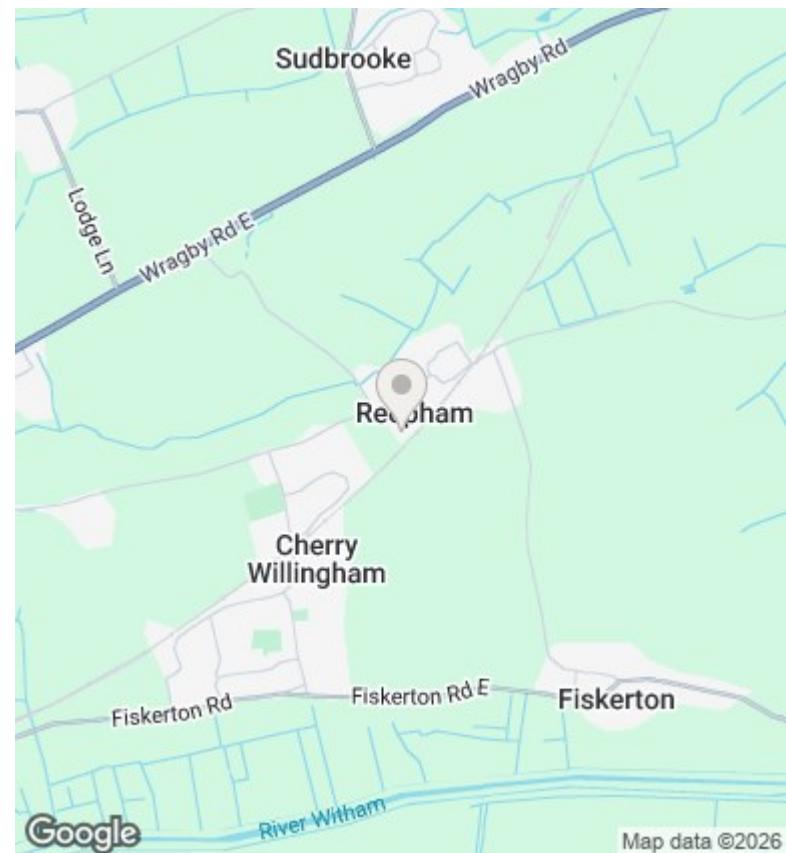
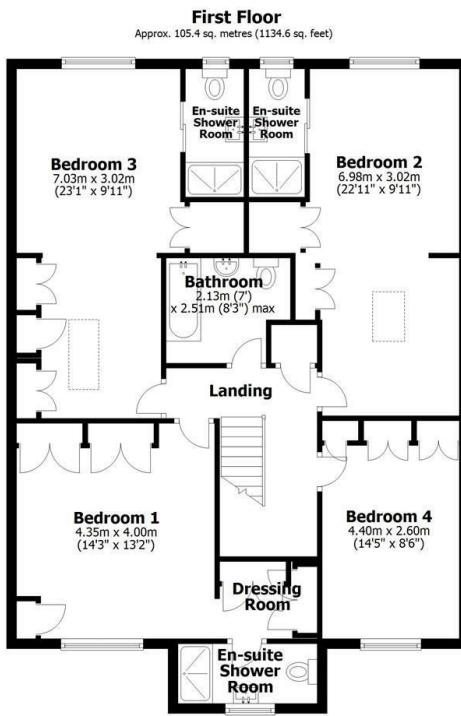
22 Manor Rise, Reepham, LN3 4GA

Price Guide £475,000

- Extended Family Home
- Double Garage and Driveway Parking
- Well Presented Throughout
- EPC Rating C
- 4 x Double Bedrooms with 3 x En-suite Shower Rooms
- Fully fitted Kitchen with Breakfast Bar
- Front and Rear Gardens
- 3 x Reception Rooms
- Village location, Close to schools
- Council Tax Band E



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 any compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently. Plan produced using PlanUp.



Directions

Viewings

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

Council Tax Band

B

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		