



Bilhams Hill, Reepham, Norwich, NR10 4RB

welcome to

Bilhams Hill, Reepham, Norwich

NO ONWARD CHAIN

Country Lane Cottage, which has fantastic potential for First Time Buyers & Investment Buyers! Offering Lounge, Kitchen & Bathroom on the ground floor & 2 double Bedrooms to the first floor. Outside you'll find a garden with useful shed, parking and stunning country views.



Description

William H Brown are pleased to offer this End-Terraced Cottage, which has a large Living Room, Kitchen & Bathroom downstairs and 2 double Bedrooms upstairs. Outside has the benefit of attractive, countryside views to the front and a good sized garden to the rear, with a useful shed & parking.

Located on a country lane on the edge of the historic market town of Reepham, which has many amenities to include local shops, Post Office, Supermarket, Pubs & highly regarded schooling, all the way through to 6th Form.

Lounge

14' 2" max x 11' 9" max (4.32m max x 3.58m max)

Half glazed entrance door to front opens into Lounge with stairs leading to first floor. Telephone, TV points, storage heater & front aspect double glazed window. Opening to Kitchen/Diner.

Kitchen/ Diner

14' 2" x 8' max (4.32m x 2.44m max)

Fitted with a range of wall & base units, work surface over with inset stainless steel sink & drainer and tiling surround. Cooker hood over cooker recess and built-in cupboard. Storage heater & double glazed window to rear. Access to rear lobby & Lounge.

Rear Entrance Lobby

Half glazed entrance opens into lobby with built-in airing cupboard. Door to Bathroom & opens to Kitchen.

Bathroom

Suite comprising low level WC, wash basin and bath with mixer taps & shower attachment. Tiled walls, wood effect laminate flooring, extractor fan, electric towel, storage heater & rear aspect double glazed window.

Landing

Staircase from Lounge and loft access. Doors open to Bedrooms.

Bedroom One

12' 1" max x 10' 10" max (3.68m max x 3.30m max)

Two built-in cupboards, panel heater & front aspect double glazed window.

Bedroom Two

8' 1" max x 14' 1" max (2.46m max x 4.29m max)

Built-in wardrobe cupboard, telephone point, storage heater & rear aspect double glazed window.

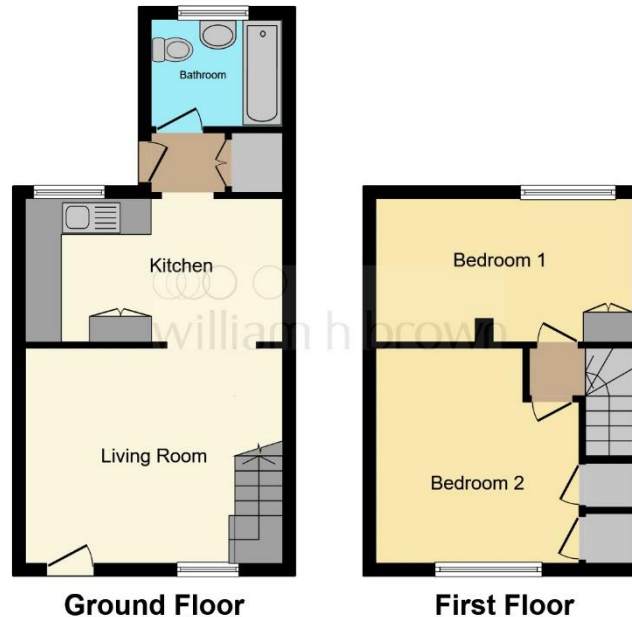
Outside

The cottage has the benefit of a garden to the front and side, with attractive country views. Handgate gives access to the rear right of way access, with parking space for a vehicle.

Right of way over the neighbour's garden, leading to a good sized garden ideal for cultivation with mature fruit tree, country views to the side and Summer House.

Agent's Note

The property has a split garden, which is located across the neighbouring properties garden. This garden is at the top of Number 7's garden, a plan can be provided, showing rights, upon requests.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Bilhams Hill, Reepham, Norwich

- NO ONWARD CHAIN
- Ideal for First Time Buyers & Investors
- Two Bedroom Accommodation
- Good sized garden
- Parking and Shed
- Country Lane Cottage
- Outskirts of Historic Reepham and all its Facilities

Tenure: Freehold EPC Rating: E

offers in the region of

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM103257 - 0010

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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