

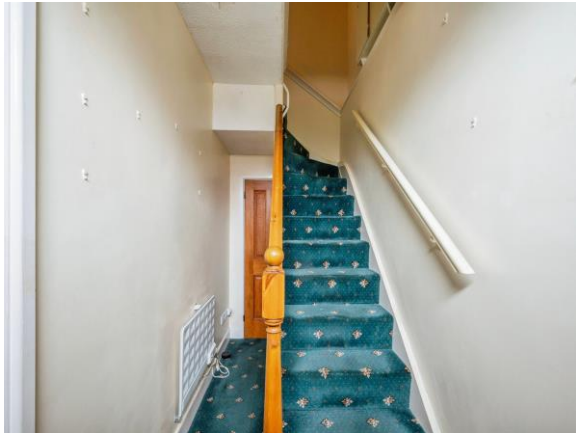


Station Road, Reepham Norwich NR10 4LN

welcome to

Station Road, Reepham Norwich

3 Bedroom, period-semi in convenient setting, with garden and parking. Due some updating but NO ONWARD CHAIN!



Description

This 3 Bedroom, period-semi is well-placed within a few minutes of the Historic Market Town of Reepham and Market Square with amenities. It enjoys separate sitting and dining rooms. A useful external utility/workshop adjoins and has further potential eg. home office with an upgrade. The property is now ready for an update, to create an interesting home of your own. NO ONWARD CHAIN! Highly regarded schooling in town. Approx. 30mins from the Coast, 19mins to Norwich Airport.

Entrance Hall

With modern front door with glazed panel above, balustrade stairway leading off, understairs space.

Shower Room

With double-glazed window, part tiled, chrome towel radiator, shower cubicle, WC, washbasin with unit.

Lounge

12' x 11' 8" (3.66m x 3.56m)

With double-glazed front window, alcove either side of fireplace with tiled hearth. A folding and glazed, natural wood screen leads on through to

Dining Room

12' 1" x 9' 6" (3.68m x 2.90m)

With ornamental fireplace surround, wood paneled shutter to double-glazed rear window. Glazed door opens to

Kitchen

13' 5" x 8' 6" (4.09m x 2.59m)

With part glazed door outside, fitted range of base and wall units, work surfaces with tiled surround, stainless steel sink unit, space for slot in cooker with hood above, airing cupboard.

External Utility Room/Workshop

12' 5" x 6' 2" (3.78m x 1.88m)

Adjoining the rear of the house but with its own outside door, brick-built with double-glazed windows to two sides, power, light and plumbing, double-glazed door from garden.

First Floor Small Landing

With 3 paneled doors leading off.

Bedroom 1

17' 7" x 8' 7" (5.36m x 2.62m)

With 2 double-glazed front windows, built-in cupboard, bulk head over stairway encroaches one corner. It looks as if this room could split into 2 smaller bedrooms if required (subject to local authority regulations).

Bedroom 2

13' 9" x 9' 5" (4.19m x 2.87m)

With double-glazed rear window, fitted wardrobe cupboard.

Bedroom 3

9' 10" x 7' 10" (3.00m x 2.39m)

With double-glazed rear window.

Outside

Drive-in parking for one car. To the front with side gate leading to the rear. The main garden lies to the rear, comprising lawn with flower and shrub beds, concrete surfaced area, space for sitting out, fuel bunker, two timber garden sheds, tool store. Outside cloaks WC.

* Agents Note *

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Station Road, Reepham Norwich

- 3 Bedroom, Period-Semi
- 2 Reception Rooms
- Garden and Parking
- Few Minutes Historic Market Town Square with Amenities
- Highly Regarded Schooling in Town

Tenure: Freehold EPC Rating: G

Council Tax Band: C

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM103719 - 0005

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