



Bilhams Hill, Reepham Norwich NR10 4RB

welcome to

Bilhams Hill, Reepham Norwich

Enjoying a tucked away lane setting on the edge of the popular Historic Town of Reepham this 2 bedroom Period Cottage enjoys the bonus of off-road parking, garage and extensive garden. Already vacant and with NO ONWARD CHAIN!



Description

This Period Cottage is situated in a tucked away part of Historic Reepham, with countryside, country lane feel and in addition to 2 Bedroom accommodation inside one of the main areas of appeal has to be the extensive garden stretching away to the rear, plus garage, and off-road parking. Already vacant and offered for sale with NO ONWARD CHAIN! The Market Town of Reepham offers a range of amenities and is conveniently situated within the county, approx. 30mins drive to the Coast and the City of Norwich.

Entrance Vestibule /Utility

With tiled surround to work surface, plumbing for washing machine, double-glazed window and door from outside and stylish glazed roof lantern letting in plenty of extra light from above.

Lobby

With deep built-in cupboard.

Bathroom

With double-glazed window, tiling to floor, WC, washbasin with unit below and bath.

Kitchen/ Diner

14' 1" x 7' 9" (4.29m x 2.36m)

With double-glazed window to the entrance vestibule, fitted range of base and wall units, work surfaces with tiled surrounds, electric hob, separate oven and stainless-steel sink.

Living Room

14' 1" max x 11' 5" to stairs extending to 12' 1" (4.29m max x 3.48m to stairs extending to 3.68m)

With double-glazed front window, part glazed door to the front garden, natural wood floorboards and natural wood stairway leading off.

Small Landing

With two paneled wood doors opening off.

Bedroom 1

12' x 11' (3.66m x 3.35m)

With double-glazed front window, view across to meadow, open fronted wardrobe built-in.

Bedroom 2

8' x 11' 3" max narrowing to 7' min (2.44m x 3.43m max narrowing to 2.13m min)

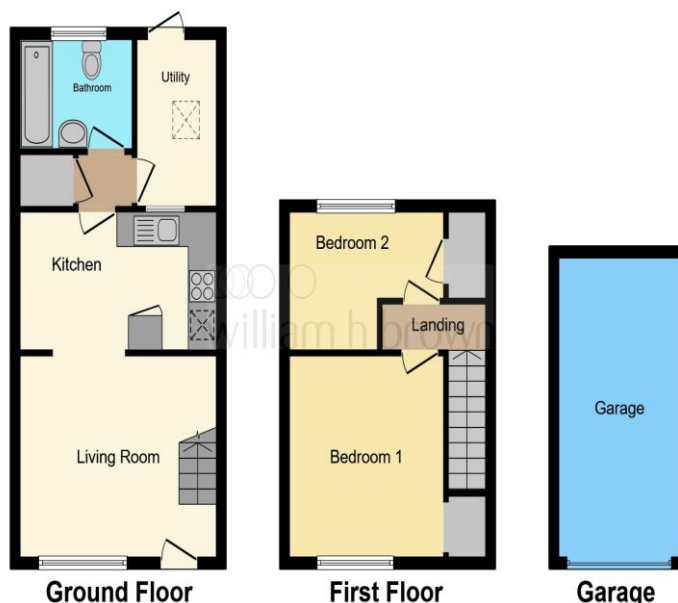
With double-glazed rear window, outlook to garden and trees, step-in airing cupboard with hot water cylinder.

Outside

To the front the property has a mainly lawned garden with a stepped approach from the lane below. To the rear the garden forms one of the main areas of appeal of this property in our opinion. Situated across from the cottage beyond the shared driveway is an area of parking for a couple of vehicles and a timber built garage. Beyond this stretches a quite surprising and extensive area of garden not usually found with a property of this style. Largely laid to grass and previously having included allotment area, chicken run etc

Auctioneer's Comments

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welcome to

Bilhams Hill, Reepham Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Tucked Away Semi-Rural Setting
- Edge of Historic Market Town of Reepham

Tenure: Freehold EPC Rating: Awaited

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM103732 - 0002

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