









welcome to

Smugglers Lane, Reepham Norwich

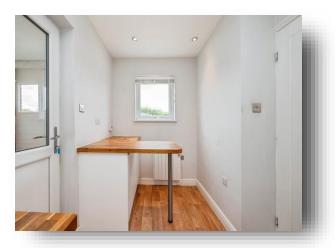
A well-presented bungalow with sheltered rear garden. Handy for amenities and featuring a stylish, modern kitchen, large hobby room, benefiting from electric heating and double-glazing and with NO ONWARD CHAIN!













Description

This 2 bedroom bungalow is situated within ½ mile of the Historic Town Centre in this popular market town and with tennis courts and doctors surgery closer still. It features an enclosed and sheltered garden to the rear, stylish, modern kitchen breakfast room and is offered with NO ONWARD CHAIN!

Entrance Porch

With modern front door with small glazed panel and door opening to

Living Room

16' x 12' max (4.88m x 3.66m max) With double-glazed front window.

Kitchen Breakfast Room

With double-glazed front and side window, modern range of fitted base and wall units with natural wood work surface to three sides, including sink unit. Peninsula style base units and breakfast bar, electric hob /oven with hood over, recessed lighting.

Hobby Room

19' 2" x 7' 8" (5.84m x 2.34m)

With double-glazed window and door to front and rear. Work surface with base cupboard and plumbing for washing machine.

Rear Hallway

Accessed from the living room with doors leading off to main rooms and airing cupboard.

Bedroom 1

12' 10" x 9' (3.91m x 2.74m) With double-glazed rear window.

Bedroom 2

10' 3" \times 9' 11" max extending to 7' 8" min ($3.12m \times 3.02m$ max extending to 2.34m min) With double-glazed rear window, corner alcove.

Shower Room

With double-glazed window, WC, wash basin, large shower cubicle, chrome towel radiator, recessed lighting.

Outside

Shingled for ease of maintenance to the front with surfaced driveway for parking. To the rear is a decent size and enclosed garden laid mainly to lawn.

* Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved.



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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Smugglers Lane, Reepham Norwich

- 2 Bedroom Bungalow
- Sheltered Rear Garden
- Large Hobby Room
- Double-Glazing & Electric Heating
- Convenient for Amenities

Tenure: Freehold EPC Rating: E

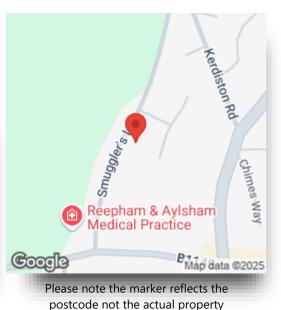
Council Tax Band: B

£230,000









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Property Ref: RPM103795 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01603 873208



Reepham@williamhbrown.co.uk



4 Townsend Court, REEPHAM, NORWICH, Norfolk, NR10 4LD



williamhbrown.co.uk

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.