



A charming terraced cottage situated in the idyllic and sought after village of Heydon. Benefitting from one double bedroom, 13ft7 x 15ft2 sitting room with built in cupboards, fitted kitchen and large bathroom. Call the Reepham office to request an application form!

NB: This property does not have a garden or outside space.

Available: May 2024
Furnishing: Unfurnished
Council Tax: Band A
EPC rating: E/45
Holding Deposit: £172.00
Damage Deposit: £863.00
Pets: No
Smokers: No

Location

The village of Heydon is located some 14 miles north-west of Norwich and within the Reepham High School Catchment area. The village has lots of charm and character and is set in a 'cul-de-sac' with a village green, bakery, tea rooms and a Public House.

Directions

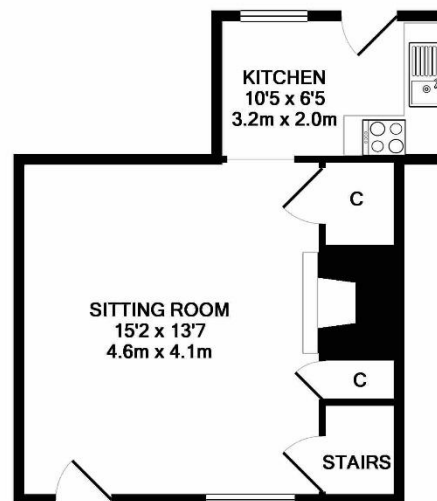
To find the property leave Reepham Market Place on the B1145 in the direction of Cawston. Where the road bears right, bear left signposted Heydon. Proceed through Salle and at the crossroads continue straight over and into the village of Heydon. Continue on The Street and the property will be found on the right-hand side opposite the bakery.

Services: Oil heating. Mains water, drainage and electricity are connected.
EPC Rating: E/45

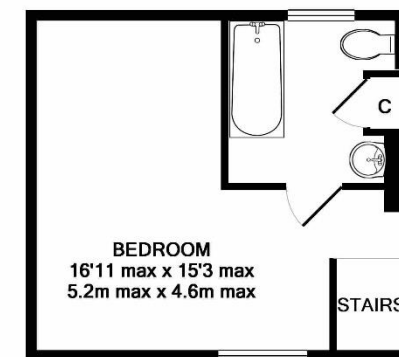
NB: It should be noted that the photographs were taken prior to the current tenancy.

This property is being marketed by our Reepham office and the property reference is AR0093

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also, if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.



GROUND FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 254 SQ.FT.
(23.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 581 SQ.FT. (54.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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