



This two bedroom bungalow is located just a short walk from the town centre. The property benefits from an enclosed rear garden with good level of privacy, living room, kitchen/diner, along with a carport providing off road parking. Available immediately.

Available: End July 2024  
Furnishing: Unfurnished  
Council Tax: Band B  
Holding Deposit: £184.00  
Damage Deposit: £920.00

No Pets  
No smokers

#### Location:

Reepham is an extremely popular Broadland market town located approximately 14 miles from Norwich City centre. Reepham boasts a wealth of interesting character buildings, with the Market Place creating a focal point in the town. There is an excellent variety of local shops, deli, renowned Dial House hotel, The King's Arms and The Crown public houses, primary and secondary schools and sixth form college, along with many other amenities. The centre of Reepham is a conservation area, in which this property can be found. The delightful North Norfolk coast is also just a short drive away.

#### Directions:

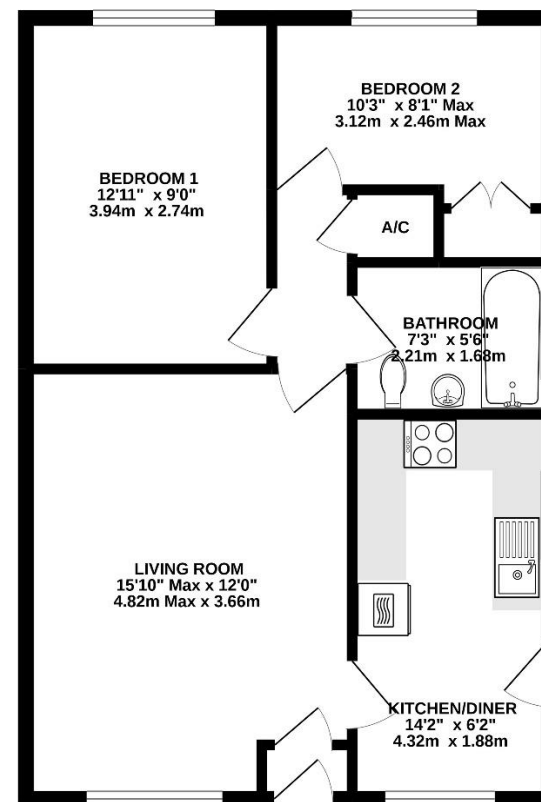
From the Market Place head along the B1145 in direction of Bawdeswell and after a short distance turn right adjacent Reepham surgery into Smugglers Lane. The bungalow will be found on the right hand side identified by a Parsons 'To Let' board.

Services: Electric storage radiator heating. Mains electricity, water and drainage connected.  
EPC Rating: E/42

This property is being marketed by our Reepham office and the property reference is AR0115

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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