





# 53A Chapel Street

**Guide Price: £200,000-£210,000**

A well positioned two-bedroom semi-detached house situated in the sought after location of Cawston. This property is ideal for a first-time buyer or someone looking to downsize.

The property has plenty to offer and benefits from an entrance hall, a spacious living room and a kitchen with a range of fitted units to the rear.

Upstairs are two bedrooms, a spacious double and a generous second bedroom, of which are both serviced by a family bathroom suite.

Outside, to the front, is a garden area with laid shingles and footpath to front door.

To the rear, the property boasts a wider than average garden with a patio area leading to laid to lawn grass with surround flower beds and shrubs, to the side is a large, insulated shed/summerhouse that benefits from power & lighting and is comprised of 3 separate spaces (which can be purchased by separate negotiation)

Two allocated parking spaces are located to the rear of the property and can be accessed via a rear gate.

## Services

Oil fired central heating. Mains electricity, drainage and water are connected.





## Situation

Cawston is a Broadland village situated roughly 3 miles from Reepham and falls within the Reepham school catchment area. Cawston is also around 5 miles from the North Norfolk market town of Aylsham and 15 miles from the North Norfolk coastline. The village itself has a primary school, village hall, convenience store with post office, delicatessen and Bell Inn pub/restaurant.

## Directions

From Reepham Market Place proceed towards Dereham and turn right near V's Cafe onto Station Road. Continue along the B1145 Cawston Road in direction of Cawston for approximately 3 miles. Enter the village, passing the village hall and then continue along the High Street and turn left into Chapel Street, where the property will be found on the left hand side clearly identified by Parsons and Company 'For Sale' board.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Reepham office and the property reference is AR0186.

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.



Approximate total area<sup>iii</sup>  
550.26 ft<sup>2</sup>  
51.12 m<sup>2</sup>

(1) Excluding balconies and terraces


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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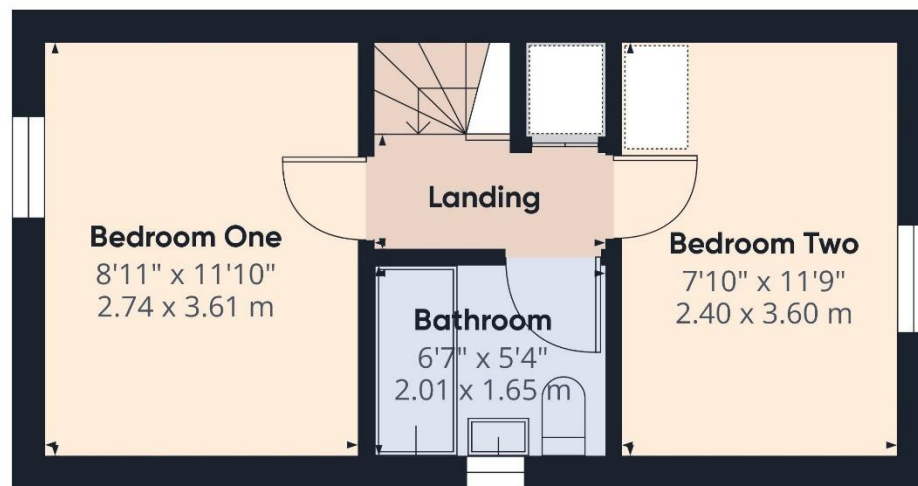
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

WWW.EPC4U.COM



Ground Floor Building 1



Floor 1 Building 1

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