





## 2 Coles Way

**Guide Price: £300,000-£325,000**

A well presented two-bedroom detached bungalow ideally situated in a cul-de-sac location within the sought-after market town of Reepham.

This property is perfect for those who are looking to downsize and stay close to town.

You are greeted by an entrance hall that leads to an inner hallway with airing cupboard, adjacent is a spacious living room with views of the garden and a fitted kitchen with a range of modern fitted units at base and eye level.

Further on, there are the two double bedrooms to the front, these rooms are serviced by a bathroom suite with overhead shower.

Outside, to the side, is a driveway to garage providing off-street parking, as well as a front garden area with laid to lawn grass, flower beds and side access to the rear, is a generously sized garden with unoverlooked views.

There is a patio area, that also leads to a personal door to garage and side access, the garden has laid to lawn grass with surround flower beds and shrubs.

### Services

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





## Situation

Reepham is a popular and historic Broadland market town located approximately 13 miles from Norwich city centre. The town hosts numerous local businesses and independent local shops, as well as two popular public houses / hotel in the Market Place. There is a renowned secondary school and sixth form college together with many other useful amenities. The beautiful North Norfolk coast and various beaches are within easy driving distance from Reepham.

## Directions

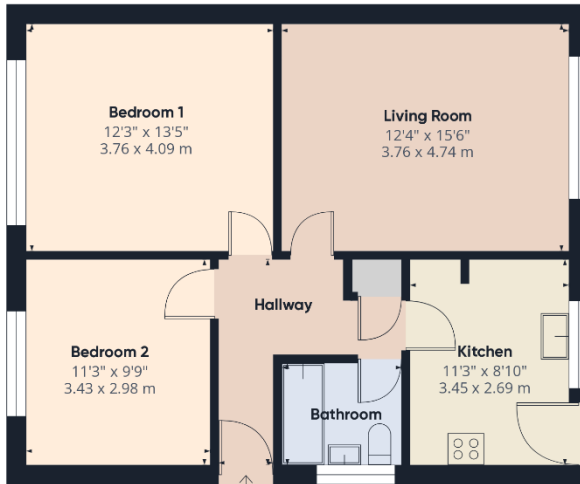
To find the property leave Reepham Market Place towards Dereham and turn right into Station Road./B1145. Continue for approximately 0.3 miles and then turn right into Coles Way, where the property will be found on the left hand side.

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

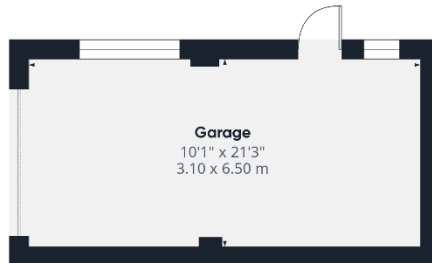
This property is being marketed by our Reepham office and the property reference is AR0182.

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 Building 1



Ground Floor Building 2

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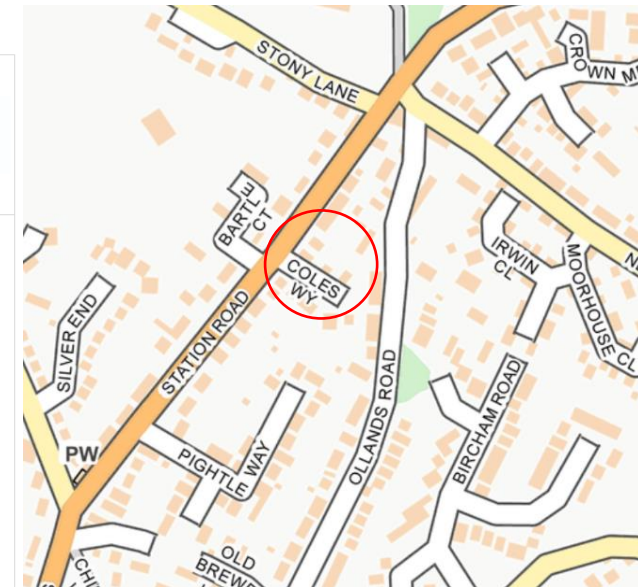
Approximate total area<sup>iii</sup>  
896.53 ft<sup>2</sup>  
83.29 m<sup>2</sup>

(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>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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