



## 4 The Street

**Guide Price: £170,000**

A well presented two-bedroom mid-terrace cottage with upvc windows throughout and situated within the rural location of Sparham.

This home is ideal for a first-time buyer or someone looking to downsize.

As you enter the property, you are greeted by a cosy living room that leads through to a modern fitted kitchen that comprises of a range of fitted units at base and eye level of which is complemented by a roll edge worktop and recess for appliances.

Upstairs, there is a double and single sized bedroom of which are serviced by a modern shower room suite.

Outside, is a bisected rear garden that leads to a remote storage building and entrance to a private garden area.

The garden has been well landscaped with flowerbeds, shrubs and a decked area to the back providing a platform for a patio set and access to a shed.

### Services

Electric heating. Mains water and electricity are connected. Private drainage.



## Situation

Sparham is a small village situated just north of the A1067 Norwich to Fakenham Road, between the villages of Lenwade and Bawdeswell. The village is within the Reepham school catchment area (about 4 miles) and within easy reach of the market towns of Holt, Fakenham and Dereham.

## Directions

To find the property leave Reepham Market Place in the direction of Bawdeswell and at the crossroads, turn left proceeding out past Reepham High School and continue for about 3 miles. After passing through Whitwell, take the right hand fork into Whitwell Road proceeding into Sparham along The Street, where the cottage will be found on the right hand side clearly identified by our 'For Sale' board.

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

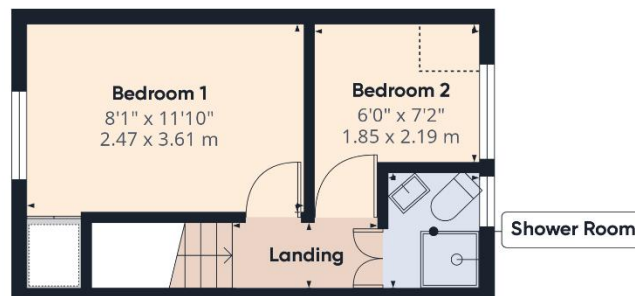
This property is being marketed by our Reepham office and the property reference is AR0200.

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.

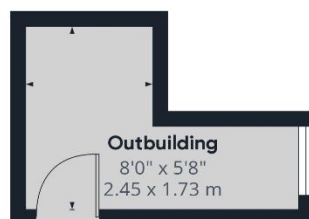




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>

896.41 ft<sup>2</sup>

83.28 m<sup>2</sup>

Reduced headroom

17.76 ft<sup>2</sup>

1.65 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360



### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 80        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            | 39      |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC



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