

PARSONS
COMPANY



22 School Road, Reepham, Norwich, Norfolk, NR10 4JP
£250,000



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****Guide Price: £250,000-£275,000**** A modern family home located a short walking distance of Reepham Market Place, offering spacious and well-maintained accommodation.

From the front door, you enter the hallway with stairs to first floor and door to the lounge. The lounge is open to the dining room via an archway and there are sliding doors to the rear garden. The kitchen has fitted base and wall cupboards with laminate worktops and space for appliances.

On the first floor, the landing provides access to the three bedrooms (two being double in size with built-in cupboards and the third being a single in size). These rooms are serviced by a family bathroom.

Outside, the front garden has steps to the front door and the rear garden is fully enclosed with fencing and has a side gate, paved seating area and laid to lawn grass. The property also benefits from an off-road parking space situated to the rear of the garden.

The property is offered for sale with no onward chain so call today and arrange your viewing.

Description

Situation

null
Council Tax Band: B
Available:



Living Room
21'8" x 11'3"
6.61 x 3.43 m

Kitchen
9'7" x 9'8"
2.94 x 2.95 m

Hallway

Ground Floor

Bedroom 2
8'2" x 10'3"
2.50 x 3.14 m

Bedroom 1
11'1" x 10'3"
3.38 x 3.13 m

Bedroom 3
6'11" x 8'0"
2.12 x 2.44 m

Landing

Bathroom

Floor 1

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Approximate total area⁽¹⁾

749.28 ft²
69.61 m²

Reduced headroom

15.56 ft²
1.45 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		66	87
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

Market Place Reepham, Norfolk, NR10 4JJ
Tel: 01603 870473 Email: info@parsonsandcompany.co.uk parsonsandcompany.co.uk