





## 19 Richmond Rise

£215,000

A well located two-bedroom semi-detached bungalow situated in the ever-popular area of Reepham.

This home is ideal for someone looking to make their own stamp on a property, first time buyers or even investors.

As you enter there is a small entrance hall with storage cupboard that leads to a living room that is well complemented by a spacious conservatory, next is a kitchen with a range of fitted units at base & eye level.

Further on, are the two bedrooms comprising of a generous double and single bedroom; these rooms are serviced by a shower room suite.

Outside, to the front, is off-street parking for several vehicles with a side driveway leading to a hard standing where a former garage used to stand, of which could be re-instated,

There are also flower beds, trees and shrubs and laid to lawn grass that could be made into additional parking if required.

To the rear, is a small patio area leading to a generous garden with laid grass, shrubs and trees.

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

### Services

Electric heaters. Mains electricity, water, and drainage 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 in the direction Bawdeswell and at the crossroads, turn right onto Station Road. Take the fourth turning right onto Ollands Road and bear immediately left onto New Road. Head down the hill and take the second left hand turning into Richmond Rise, where the property will be found on the left hand side.

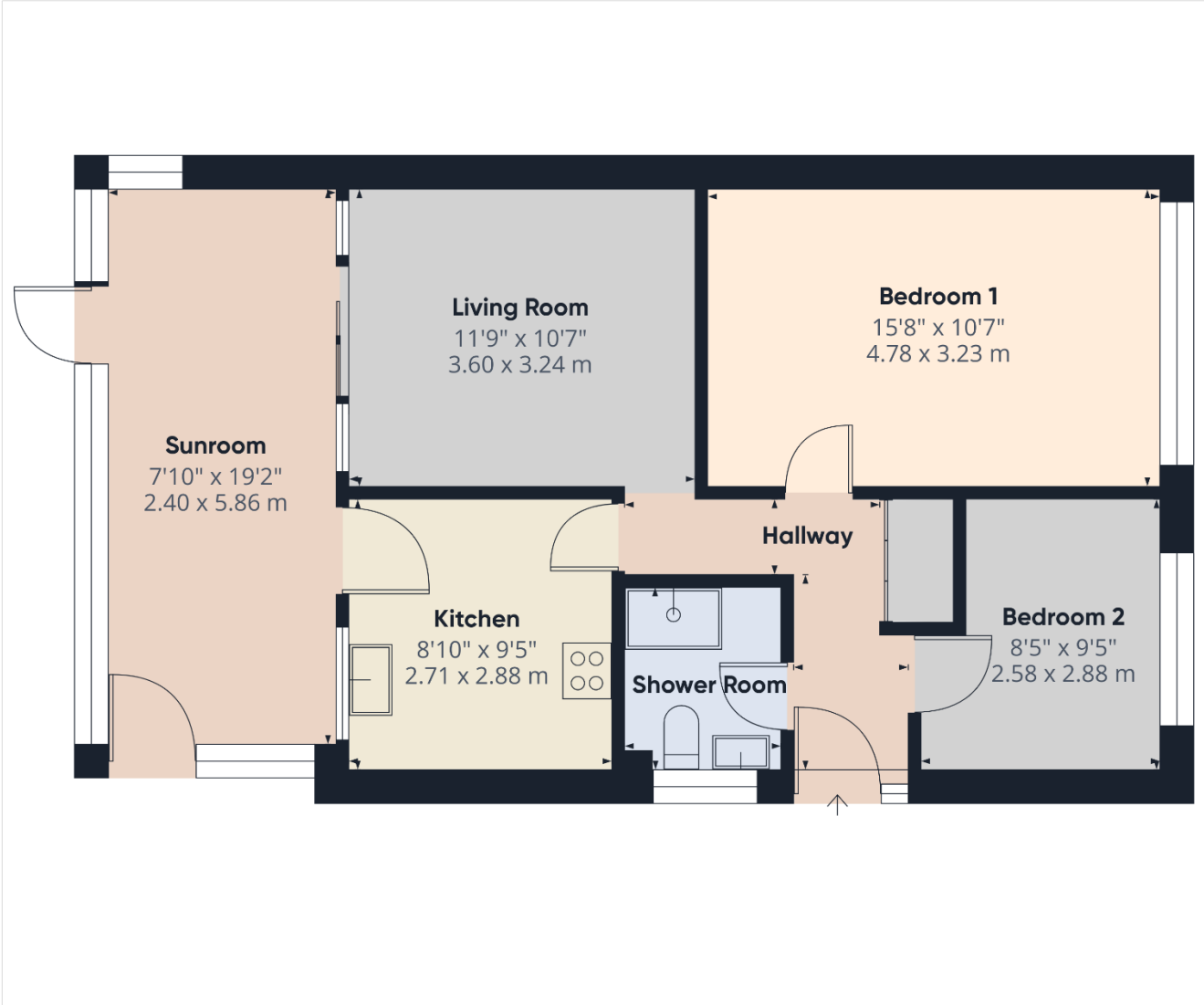
**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Reepham office and the property reference is AR0213.

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.







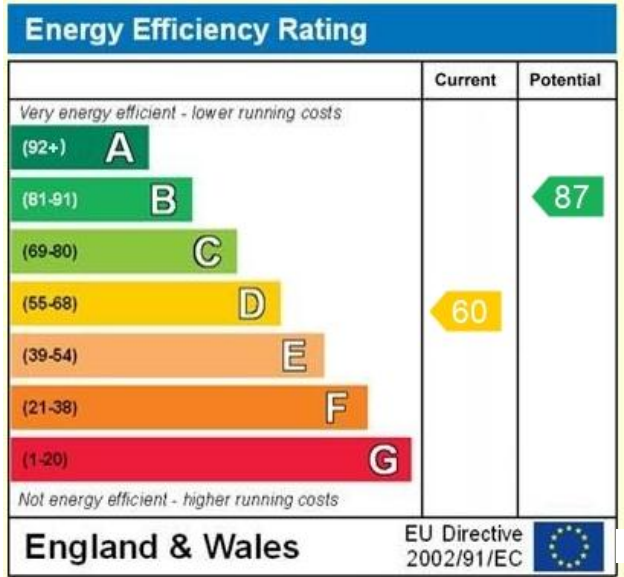
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Approximate total area<sup>m</sup>  
702 ft<sup>2</sup>  
65.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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