





## 6 Chapel Walk

**Guide Price: £325,000-£350,000**

Brimming with character, this delightful semi-detached house offers the perfect blend of traditional charm and modern comfort. Ideally situated within walking distance of local amenities and the town centre, the property is located in a highly sought-after position.

Step inside to discover exposed beams throughout, adding elegance to every room. The inviting living room features a log burner, creating a perfect space to relax. The fitted kitchen benefits from a dining area, with access into the sunroom.

The ground floor also benefits from a convenient WC, while the first floor offers a bathroom and the three bedrooms.

Outside, the property boasts a garden with a decking area.

This property is a rare find in a prime location, combining character with modern convenience. Early viewing is highly recommended.

### Services

Mains, water, drainage, and electricity are connected. Electric central heating.

NB: There is a vehicular right of way behind the cottage, which cannot be used for parking. The vendor pays a proportionate part of the upkeep of the land.





## 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 on foot proceed down Fishers Alley (in between the butchers and Norfolk Farm Shop) off the Market Place and the property can be found on the right hand side clearly identified by Parsons and Company 'For Sale' Board.

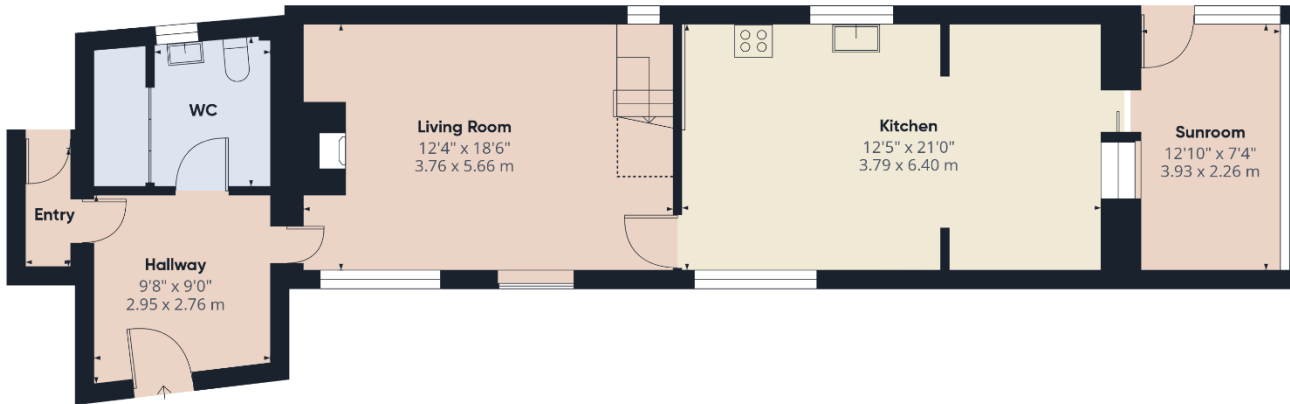
**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Reepham office and the property reference is AR0237.

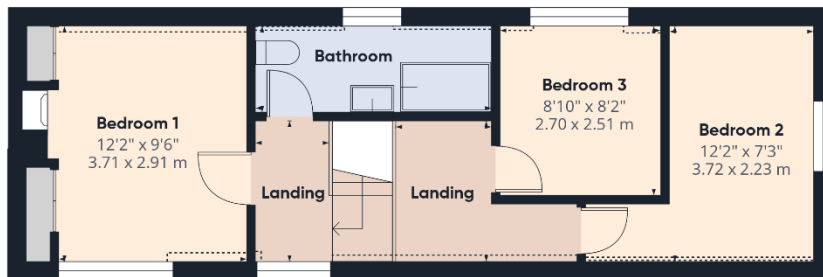
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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



Floor 1

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

1182 ft<sup>2</sup>  
109.8 m<sup>2</sup>

Reduced headroom

28 ft<sup>2</sup>  
2.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### Dereham Office

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COMPANY

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