



Davanne, 21 New Road

£280,000

This well-presented semi-detached home is situated in the highly sought-after and picturesque Market Town of Reepham.

The property offers spacious accommodation throughout and boasts a modern fitted kitchen, an impressive 23ft lounge, and a delightful 18 ft 6 “ conservatory at the rear of the property, which enjoys views over the garden.

Upstairs, the property benefits from 3 good size bedrooms, which are serviced by a shower room and separate cloakroom.

Outside, there is an enclosed rear garden, along with ample off-road parking and single garage to the front.

Services

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

This property is being marketed by our Reepham office and the property reference is AR0244.



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.

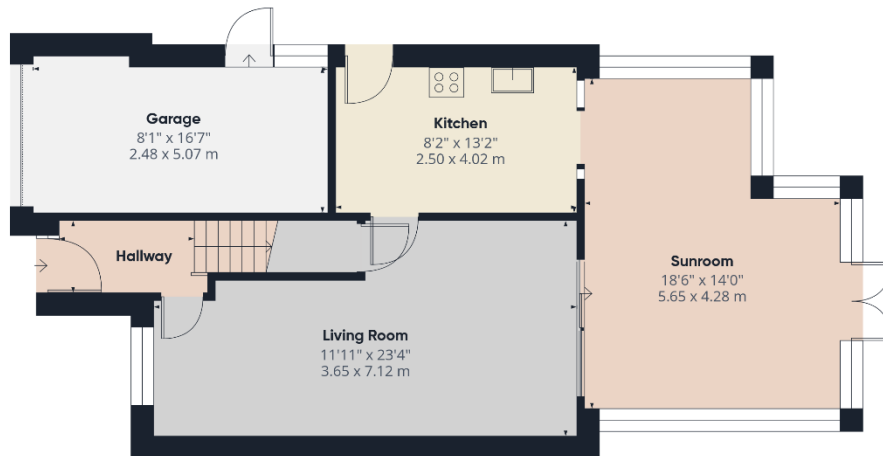
Directions

To find the property from Reepham, head towards Bawdeswell and turn right at the crossroads into Station Road. Proceed along Station Road and roughly 1/4 mile along take the right hand turning into Ollands Road and then immediately left into New Road. The property will be found on the left hand side, identified by a Parsons & Company 'For Sale' board.

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

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⁽¹⁾
1206 ft²
111.9 m²

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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