



Garth Cottage, 35 Chapel Close

Guide Price £210,000 - £220,000

This link-detached bungalow offers comfortable single-storey living in a convenient location close to the town centre.

The property features a fitted kitchen, a welcoming living room, and a bathroom suite, along with the two bedrooms.

Outside, the property boasts an enclosed rear garden, single garage and off-road parking.

Offered with no onward chain, this delightful bungalow presents an ideal opportunity for downsizers, first-time buyers, or investors alike.

The property is offered with no onward chain.

Services: Electric storage heaters. Mains water, drainage and electricity are connected.

NB: No caravan or other moveable residential structure shall be placed on the property.

NB: No animals other than normal domestic pets shall be kept on the property.

NB: No greenhouse or garden shed shall not be erected in front of the front structural wall of the property.

NB: No boundary fence shall be erected in front of the property other than a fence or wall not more than eighteen inches in height.

NB: No trade or business of any kind shall be carried on upon the property.



Situation

Reepham is a very popular small market town with excellent local shops, renowned secondary school and sixth form college together with many other amenities. The delightful North Norfolk coast and the market town of Holt are within easy driving distance.

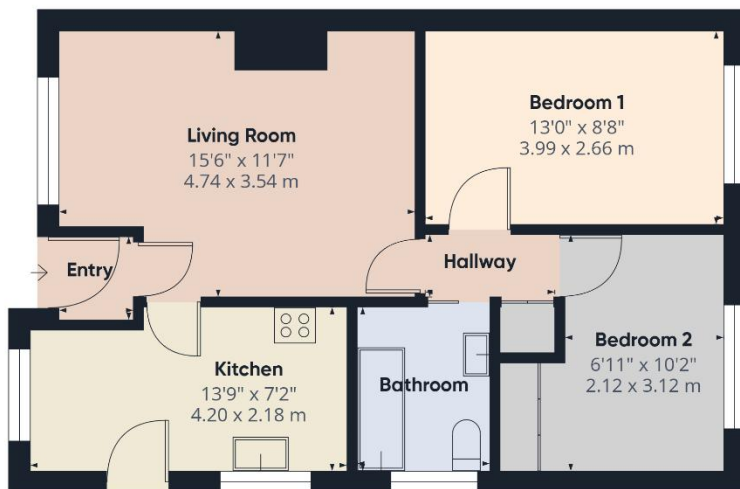
Directions

To find the property leave Reepham Market Place on the Dereham Road and then take the right hand turning onto Smugglers Lane near the Doctors surgery. Take the right hand turning into Chapel Close , then right again and the property will be found on the left 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.

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



Ground Floor Building 2

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Approximate total area^m
677 ft²
62.9 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		91
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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